



BROOKLANDS COTTAGE

FOXWOOD LANE WOODBOROUGH NOTTINGHAMSHIRE NG14 6ED

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



BROOKLANDS COTTAGE

A traditional detached country cottage of character offering a delightful period home in a village edge setting, standing in attractive and mature gardens affording great privacy, with an interesting lower - level landscaped garden being a particular feature of the sale.

The cottage has been responsibly maintained and improved by the present owners including in particular the replacement of the roof in a vernacular clay pantile.

WOODBOROUGH

Woodborough is a highly regarded village set in unspoilt undulating Nottinghamshire countryside, some eight miles or so to the north-east of Nottingham. The village offers a useful range of amenities - which include two village inns, a village hall, a tennis club, 'active' churches, primary schooling and a close by general village store.

Woodborough has been successful in "Best Kept Village" competitions over previous years and is much loved by residents, both long-standing and recent.

Close to hand there are more extensive amenities and professional services in Arnold and on Mapperley Plains and from the village there is direct road access across Mapperley Plains into Nottingham centre.



In turn, the surrounding regional centres of Southwell, Newark on Trent, Mansfield and Grantham (with A1 connection southbound) are accessible from the house - as is the M1 Motorway network and the East Midlands Airport.

The A46 dual carriageway road improvements, which effectively link Lincoln to Leicester and the M1 Motorway (S), have improved commuting convenience from Woodborough (via the East Bridgford junction) to surrounding population centres.

PRICE GUIDE: £550,000

SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Side Entrance Porch

Having a split stable design glazed internal door connecting to:

Entrance Hall - timbered ceiling

Country Kitchen – Breakfast Room

6.10m x 3.85m (20'0" x 12'6") *maximum dimensions*

Range of traditional oak kitchen cabinets. Striking handcrafted brick chimney feature incorporating a fitted Stoves range cooker. Single drainer resin bonded sink unit. Plumbing for automatic dishwasher. Traditional contemporary design graphite radiator. Sealed unit double glazed timber doors connecting to:

Conservatory/Garden Room/Day Room

3.85m x 2.50m (12'6" x 8'3")

Having sealed unit double glazed window sections and French doors connecting to a sheltered paved terrace with a delightful south aspect.

Sitting Room

5.40m x 3.50m (17'9" x 11'6")

Fitted traditional wood burning stove set to a quarry tiled hearth. Timbered ceiling. Sealed unit double glazed window to rear aspect. Translucent double doors connecting to:

Second Sitting Room

4.20m x 3.25m (13'9" x 10'9")

Having a timbered ceiling. Two sealed unit double glazed leaded windows. Original chimney breast. Recessed shelving. Square opening to:

Dining Room

Having a sealed unit double glazed leaded window to front aspect. Timbered ceiling. Square opening to:

Inner Hall

Cloakroom/Utility Room

Plumbing for automatic washing machine. Single drainer stainless steel sink unit. Useful storage cupboards.

Cloakroom/WC

Having a fitted low flush wc and wall mounted wash hand basin.



FIRST FLOOR

Quaint Central Inner Landing

Alighted from a single flight staircase.

Outer Landing

Having a single flight staircase rising to the second floor.

Rear Bedroom One 3.60m x 3.55m (11'9" x 11'6")

Range of built in wardrobes. South facing sealed unit double glazed replacement leaded window - attractive semi-rural aspect.

Front Bedroom Two 3.15m x 2.60m (10'3" x 8'6")

Sealed unit double glazed replacement leaded window.

Front Bedroom Three 3.25m x 2.75m (10'9" x 9'0")

Sealed unit double glazed replacement leaded window.

Fully Tiled Central Shower Room

Recessed shower cubicle, fitted Mira shower installation and folding glass screen enclosure, corner wash basin and low flush wc with concealed cistern.

House Bathroom

Fitted traditional white suite comprising a panelled bath, pedestal wash hand basin and low flush wc. Enclosed airing cupboard.



SECOND FLOOR

Second Floor Attic Room/Home Office/Occasional Bedroom Arrangement

6.65m x 2.90m (21'9" x 9'6")

reduced ceiling height

(overall dimensions including stairwell)

Laminate oak floor. Two sealed unit double glazed roof lights - pleasing semi-rural southerly aspect. Vaulted ceiling - reduced ceiling height.



DELIGHTFUL COUNTRY COTTAGE GARDENS AND DOUBLE GARAGE

Brooklands Cottage is approached from Foxwood Lane through an imposing solid oak gated entrance leading to an extensive vehicle court with parking and turning space for numerous vehicles, giving access to the garage.

Detached Double Garage

A spacious garage having useful attic storage space and light and power facility. Two sets of timber doors.

A particular feature of the sale is the interesting country garden setting affording attractive and sheltered gardens extending in a south easterly direction from the rear of the property itself. Attractive sheltered lower landscaped garden area with a small ornamental pond and freshwater stream linking in to the Dover Beck which runs along the village Main Street.

Upper level lawned area with an attractive southerly village aspect.

Alfresco patio - relaxation area situated beyond the Conservatory.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES - NOT TO SCALE

SERVICES

Mains water, electricity, gas, and drainage are available. Gas fired central heating circulating to radiators. Sealed unit double glazing.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

LOCAL AUTHORITY

Council Tax Band E

Gedling Borough Council

Civic Centre, Arnot Hill Park, Arnold

Nottingham NG5 6LU www.gedling.gov.uk



VIEWING ARRANGEMENTS

IF YOU ARE INTERESTED IN BROOKLANDS COTTAGE AND WOULD LIKE TO ARRANGE A VIEWING, PLEASE CONTACT US ON 01636 815544

www.smithandpartners.co.uk

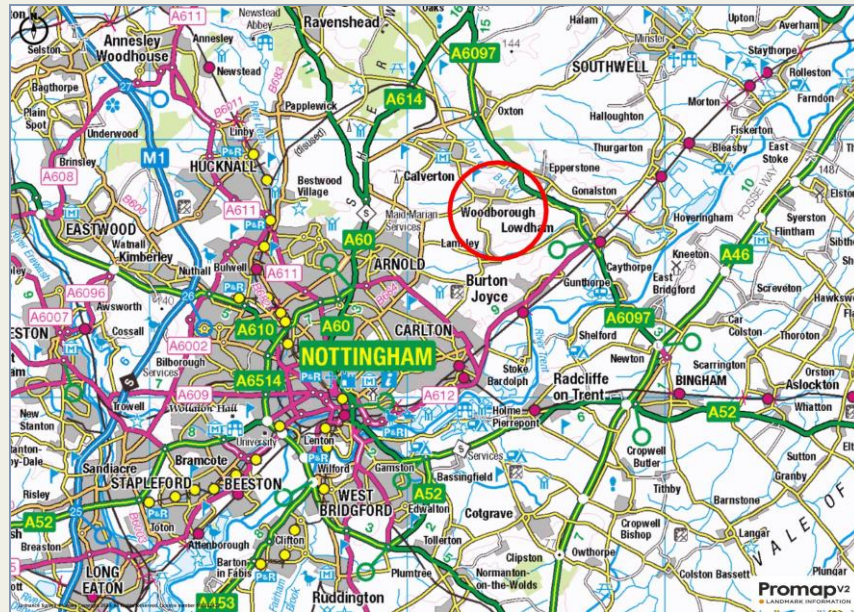


SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 2517-2625-2130-0069-3292

LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.



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