

WESTFIELD HOUSE
MANSFIELD ROAD
EDINGLEY
NOTTINGHAMSHIRE NG22 8BG



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



WESTFIELD HOUSE

A fine and substantial family home constructed to the present owner's specification in 2000 having attractive traditional red brick elevations, with plinth course detailing, beneath interesting clay pan tiled roof lines relieved by attractive dormers with hanging tile and corbeled brickwork relief, standing on a wonderful plot totalling 1.22 Acres or thereabouts with far reaching views.

Westfield House offers a truly stunning home of an impressive scale (c 4079 sq ft / 379 sq metres) with appreciable versatility afforded within the design, facilitating 21st century lifestyle requirements, such as home working, blended and inter-generational family living.

There is scope therefore to create a separate annex, if required, having six/seven bedrooomed accommodation accessed from three separate stairways - in short this is a unique and rather special property.

EDINGLEY

Edingley is a small village in unspoilt Nottinghamshire countryside, close to the Minster town of Southwell, having relatively direct access into the main regional centres of Nottingham, Newark and Mansfield. The main village has changed little in recent times and, although a small community, Edingley has managed to retain the village inn and an active church community.

Farnsfield, a larger thriving village to the west, and the historic Minster town of Southwell to the east, offer extensive amenities, professional services and high-grade schooling.

The larger market town of Newark on Trent offers a more extensive range of retail amenities, professional services and leisure facilities. From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

PRICE GUIDE: £1,200,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Open Porch Entrance

With tiled threshold and imposing entrance door with double glazed side screens opening to:

Vestibule

Access through a half glazed internal panelled door with matching side screens to:

Large Entrance Hall

An immediate indication of the scale and calibre of this superb family home.

Square polished porcelain floor tiling. Striking staircase rising in three flights to the first-floor landing. Useful understairs storage facility. Coved ceiling.

Cloakroom/WC

High grade contemporary suite comprising a Vitra wash basin with useful storage cupboards beneath and a low flush wc complemented by half wall tiling and porcelain polished flooring matching the main hall area. Useful enclosed shelf storage cupboard.

Separate Cloakroom

Impressive Main Sitting Room

6.05m x 4.25m (19'9" x 14'0")

A well-proportioned principal reception room with a high-grade polished oak floor. Sealed unit double glazed French doors and matching side screens opening to the rear garden terrace - delightful country garden views. Wall mounted living flame effect electric fire. Coved ceiling. Fielded double doors connecting to the dining room.

Separate Dining Room

4.35m x 4.25m (14'3" x 14'0") *maximum dimensions*

Sealed unit double glazed square bay window to front garden aspect. High grade wood grain effect flooring. Coved ceiling. Fielded double doors connecting to the main sitting room.



Study

3.70m x 2.75m (12'0" x 9'0")

Two sealed unit double glazed windows to front aspect. Polished porcelain square tiling extending through from the connecting hallway. Coved ceiling.

Superb Contemporary Kitchen/Breakfast Room

7.20m x 3.30m (23'6" x 10'9")

Extensive range of high-grade contemporary cabinets in a white gloss complemented by black granite working surfaces and a matching culinary island - breakfast bar. Ample base and wall storage cabinets complemented by high grade integrated appliances comprising inline Siemens double oven/grill microwave oven and warming tray and a Neff induction hob with extraction canopy above. Integrated Beko automatic dishwasher. Attractive silver oak finished wood grain effect Karndeane flooring extending through to the connecting laundry room. Coved ceiling. Sealed unit double glazed windows overlooking the large country garden and terrace set against the backdrop of attractive Nottinghamshire countryside.

High grade bi-folding sealed unit double glazed doors connecting to:

Superb Air-Conditioned Conservatory/Garden Room

5.05m x 3.40m (16'6" x 11'0")

Featuring a series of deep sealed unit double glazed picture windows and a bi-folding window system overlooking the rear garden and connecting to the alfresco garden terrace. High vaulted glazed ceiling line with solar resistant glazing panels. Fujitsu air conditioning - heating control. This delightful room effectively links indoors with outdoors opening on to the wonderful rear garden sun terrace - recreation area. A gable profiled main picture window makes the most of the incredible garden and views.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

Utility/Laundry

Having a range of contemporary units in an L-shaped formation. Fitted Franke resin bonded sink unit with chrome mixer tap. Sealed unit double glazed window overlooking the rear garden. Useful additional storage.

Access to integral garaging. Side split stable door connecting to rear garden - side courtyard area.

Separate staircase rising to first floor:

Games Room/Family Room

6.00m x 4.15m (19'9" x 13'6")

Series of sealed unit double glazed windows to front and rear aspects - attractive country garden views.

Doorway connecting to rear garden terrace. Ceramic tiled floor. Doorway to:

Accessed from the main sitting room through fielded double doors:

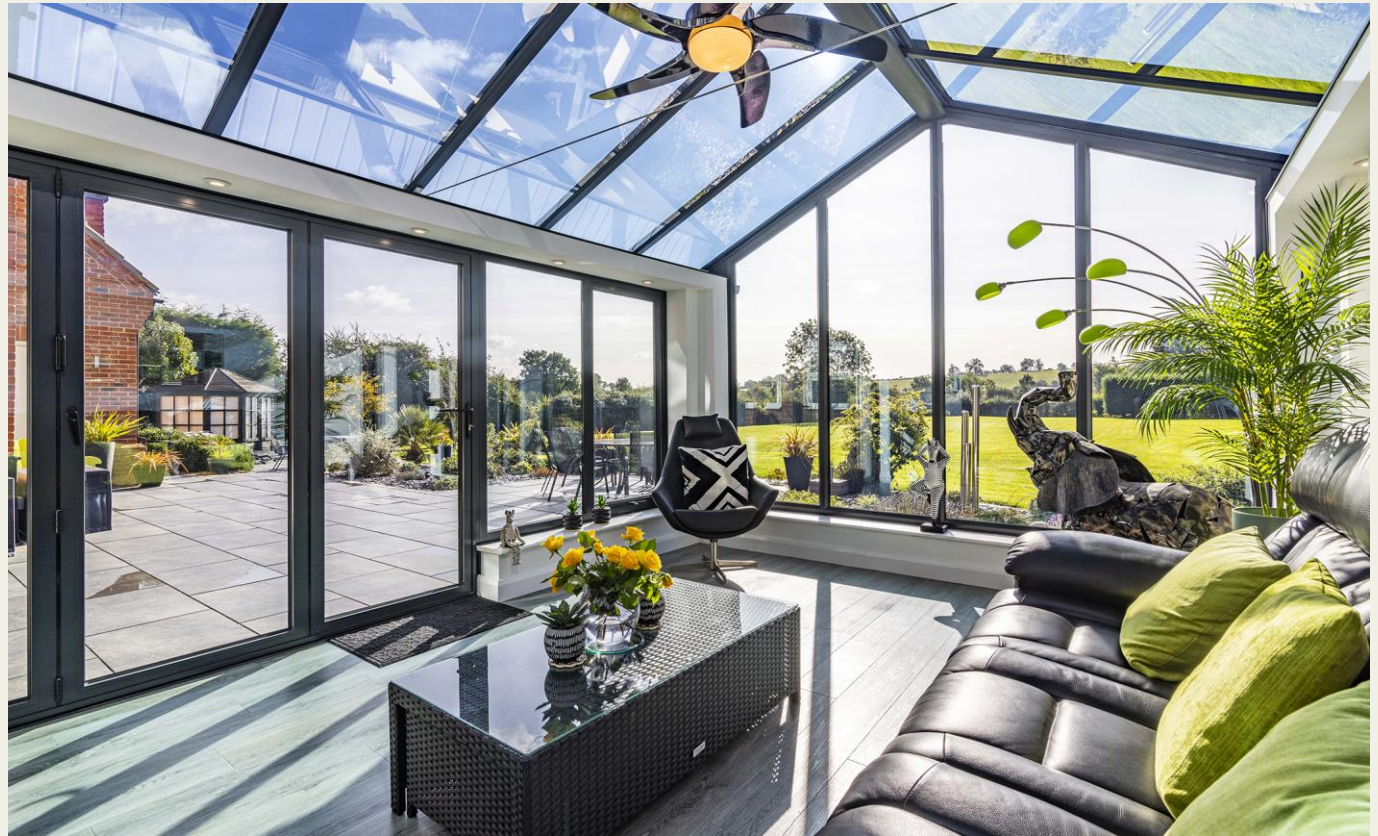
Outer Lobby

Internal doorway connecting to integral single garage - tractor shed.

Integral Single Garage/Tractor Shed

Having an electrically operated up and over door and light and power facility.

From the outer lobby, third separate staircase rising to tertiary landing.



FIRST FLOOR

Impressive Central Landing

Alighted from a striking glass balustraded staircase rising in three flights across a half landing - feature arched profile window with far reaching country garden aspect. Coved ceiling. Enclosed airing cupboard housing a high capacity Megaflo pressurised hot water cylinder.

Principal Bedroom Suite

Bedroom 4.35m x 4.25m (14'3" x 14'0")

An impressive main bedroom with a high vaulted ceiling offering a sense of scale, with a series of sealed unit double glazed windows affording delightful far reaching views over the long country garden and adjacent picturesque Nottinghamshire countryside beyond. Contemporary design fitted wardrobes.

Fully Tiled En Suite Shower Room

Large shower cubicle with thermostatically controlled chrome overhead rain shower and separate hand shower - Showerlux glass door enclosure, vanity wash hand basin and low flush wc. Chrome ladder towel rail.

Walk In Wardrobe/Dressing Room

Series of hanging rails and useful open storage shelving.



Front En Suite Bedroom Two

Double Bedroom 4.25m x 3.05m (14'0" x 10'0")

Range of built in wardrobes. Two sealed unit double glazed windows overlooking the fore gardens. Coved ceiling.

En Suite Shower Room

Recessed shower cubicle housing a Mira power shower with Showerlux glass door enclosure, contemporary vanity unit/wash hand basin and a low flush wc. Chrome ladder towel rail. Shaver point.



En Suite Bedroom Three

Double Bedroom 4.75m x 2.75m (15'6" x 9'0")

Having a range of built in wardrobes. Sealed unit double glazed window overlooking the rear gardens. Access to roof void.

En Suite Shower Room

Having a large corner shower cubicle with a Mira power shower and Showerlux glass door enclosure, vanity wash hand basin and low flush wc. Chrome ladder towel rail.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

Rear Bedroom Four 3.70m x 3.15m (12'0" x 10'3") *maximum dimensions*

Range of built in wardrobes with fielded doors. Coved ceiling. Sealed unit double glazed window overlooking the rear garden.

Bedroom Five 3.70m x 3.25m (12'0" x 10'9")

Presently used as a private dressing room serving the main bedroom, this double bedroom has a range of built in wardrobes, sealed unit double glazed picture window overlooking the rear gardens and countryside beyond. Coved ceiling.

Luxury House Bathroom

High grade contemporary Duravit suite comprising a deep panelled bath with chrome mixer tap - hand shower, Duravit circular wash basin/washstand, low flush wc with concealed cistern and a chrome ladder towel rail. Fitted wall storage cabinet and stage light mirror fixture. A well-appointed high grade main bathroom.

Secondary First Floor Landing

Bedroom Six/Guest Suite 5.80m x 3.75m (19'0" x 12'3")

Large double bedroom having attractive vaulted ceiling lines, two sealed unit double glazed dormer windows, range of built in storage cupboards and a useful fitted workstation with a single drainer stainless steel sink unit. This room would serve equally well as a guest room or a private home office arrangement. High grade polished oak flooring.

Contemporary En Suite Shower Room

Corner shower with Triton T100 independent electric shower installation and curved glass enclosure, Rocca wash hand basin/vanity unit and low flush wc. Ceramic floor and half wall tiling. Shaver point. Wall mounted chrome ladder towel rail.

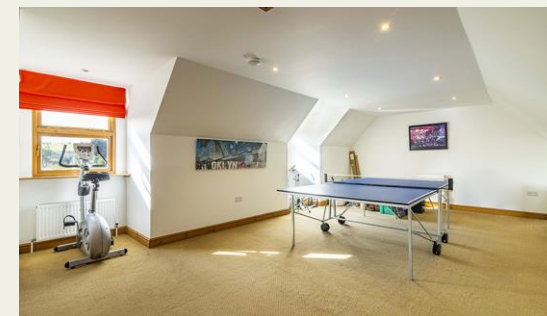
Tertiary First Floor Landing

First Floor Bedroom Seven/Games Room 7.25m x 4.10m (23'9" x 13'6")

Having two dormer windows with sealed unit double glazed window casements overlooking the rear garden - far reaching views. Useful enclosed eaves storage and access to roof void.

Agents Note – Flexible Internal Plan

The configuration and scale of the internal rooms gives capacity for the creation of an annex arrangement, ideal for intergenerational family living and/or blended family lifestyle arrangements.



GARDENS AND GARAGING

Imposing Gated Entrance

Westfield House is approached from Mansfield Road through an imposing arch profile brick pillared wrought iron gated entrance with remote control. An extensive gravel parking court provides car standing and turning space for numerous vehicles and access to the main integral double garage and a further third integral single garage - tractor house.

Integral Double Garage

Two electrically operated up and over access doors. Light and power facility. Internal doorway connecting to the laundry and main house. Useful wall mounted Belfast sink unit.

External WC/Cloakroom

Fitted low flush wc and wall mounted wash basin.

A side paviour brick dressed pathway leads around the side of the garage to a rear/side flagstone courtyard - dog run. The dog run is also accessed from the laundry room/main house. The scale, depth and breadth of the garden is an unquestionable feature of the sale and creates a wonderful setting for this fine and substantial individual family home. In all the land area extends to 5904 square yards/0.49 hectares or thereabouts.



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Rear Garden & Terrace

A particular feature of the sale is the magnificent full house breath flagstone terrace/garden courtyard which forms a wonderful alfresco relaxation and entertainment area extending on to the deep garden lawns beyond which is attractive open countryside. The garden terrace is relieved by low maintenance gardens with attractive structural planting. The garden summer house offers an attractive sheltered vantage point from which to enjoy the gardens and the views. The extensive mainly lawned gardens are a particular feature of the sale and will be of special attraction to a growing family, ideal for children to enjoy recreational sports and activities.

There is a useful upper sheltered compound for grass cuttings and general storage.

From the far end of the garden, bordering to open countryside, there is a captivating view back towards Westfield House which offers a great appreciation of the scale and appearance all this magnificent family home.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

All mains services are available. Conventional 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 G
Newark & Sherwood District Council
Castle House, Great North Road
Newark on Trent Nottinghamshire NG24 1BY
www.newark-sherwooddc.gov.uk
Tel: 01636 650 000

VIEWING ARRANGEMENTS

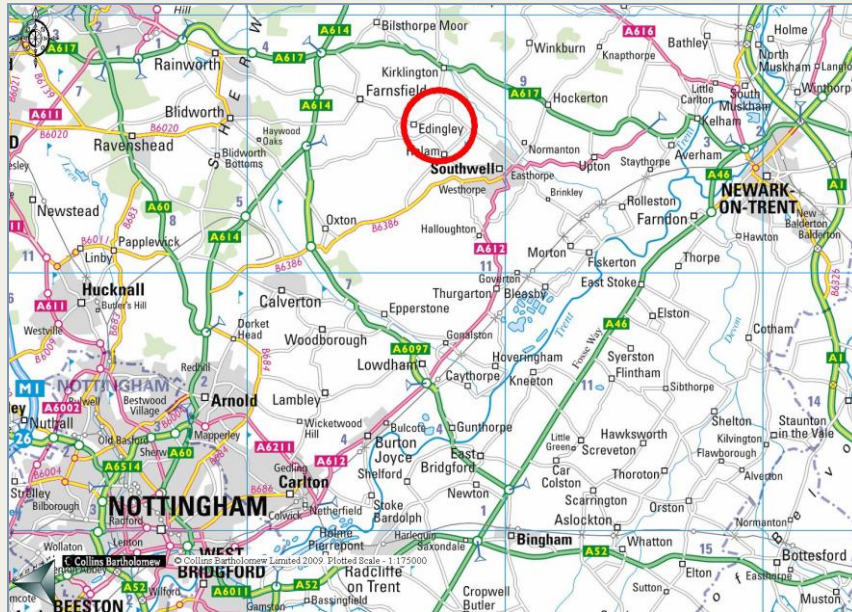
If you are interested in Westfield House and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

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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: 7200-9481-0922-4429-2173

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.

LOCATION PLAN

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