



HOME FIELD

HALLOUGHTON SOUTHWELL NOTTINGHAMSHIRE NG25 0QP

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



HOME FIELD

A traditional detached bungalow of a high calibre set in a private garden bordering to open countryside on the western edge of a small highly regarded Conservation village, some one and a half miles from the centre of Southwell.

A particular feature of the property is the extended large garage building planned by an enthusiastic rally driver, which subject to planning considerations offers scope for a wide range of alternative uses, including possible conversion to a self-contained relatives annex, or a hobbies workshop..

HALLOUGHTON

Hallowoughton is virtually equidistant from the regional centres of Nottingham and Newark on Trent and from the village there is direct road access into Nottingham centre and by rail from the neighbouring village of Bleasby.

The thriving Minster town of Southwell offers a wide range of retail suppliers, professional services and a thriving sports centre/swimming pool, with Southwell schooling being of a renowned high standard across the age ranges.

Newark on Trent, a larger market town to the East offers a more extensive range of retail amenities, professional services, quality restaurants and leisure facilities, including a sport centre and marina.

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.

| | | | |
|------------|----------|------------|----------|
| NEWARK | 10 miles | GRANTHAM | 26 miles |
| NOTTINGHAM | 12 miles | LINCOLN | 28 miles |
| MANSFIELD | 15 miles | EM AIRPORT | 30 miles |

PRICE GUIDE: PRICE £610,000



GROUND FLOOR

Entrance Hall

An immediate indication of the calibre of Home Field.

Recessed main entrance door with glazed leaded side screens and integral cloaks store. Central heating radiator.

Main Sitting Room

7.30m x 3.15m (24'0" x 10'3")

A large family sized sitting room having an aspect over the main west garden.

Charnwood woodburning stove in a period design fire surround. Two central heating radiators.

Connecting Conservatory

4.00m x 3.25m (13'0" x 10'9")

A good quality double-glazed conservatory having an open aspect across the surrounding unspoilt countryside, with double casement external doors opening into the west garden. Background electric heating.

Dining Room

5.10m x 4.15m (16'9" x 13'6")

Private aspect into the garden with double casement external doors. Central heating radiator.

Large Breakfast - Dining Kitchen

6.95m x 4.25m (22'9" x 14'0")

maximum dimensions

A large open plan kitchen which could be planned as a dining kitchen (please see later note).

Extensive range of kitchen units comprising an extensive range of base storage units offering substantial low-level cupboard and drawer storage and an inset Neff four ring ceramic hob unit with high-level extraction canopy. Extensive black marble work surface area with inset polycarbonate sink.

Second range of base storage units a central traditional Aga cooking range, with the black marble work surface areas widening to form a highly practical peninsula breakfast bar. Central heating radiator.

Bespoke substantial dresser unit with base storage cupboards and higher level glass cabinets and spice drawers with adjacent full height broom cupboard.

Please note there is ample space within the kitchen to position a sizeable dining table and chairs enabling the dining room to be utilised as a large bedroom.

Utility Room

Fitted base storage units with solid hardwood work surface and inset Belfast sink. Central heating radiator. External secondary access door opening into a small courtyard.





BEDROOM ACCOMMODATION

Bedroom One

3.95m x 3.65m (13'0" x 12'0")

Extensive range full height wardrobe units having a central bed recess with canopied overhead lighting and small bedside cabinets. Central heating radiator.

En Suite Bathroom

A remarkably spacious en-suite bathroom - shower room.

Contemporary freestanding roll top bath, pedestal wash basin and low-level WC.

Large walk-in shower area with fixed safety glass screen having a low-profile shower tray and Mira Alero shower unit. High level extraction fan. Central heating radiator with towel rail

Bedroom Two

3.65m x 3.40m (12'0" x 11'0")

Extensive range full height wardrobe units having a central bed recess with canopied overhead lighting and small bedside cabinets. Central heating radiator.

Separate Shower Room

A compact shower room accessed from the inner hall adjacent to Bedroom Two.

Shower area with Mira Azora shower and pivotal shower screen, fixed vanity unit with inset oval wash basin and low-level WC. Central heating radiator.



GARDENS AND GARAGING

The established well stocked gardens of Home Field which border to open countryside along the northern boundary offer a good degree of privacy with the bungalow standing back from the Main Street in an elevated position accessed by a short private drive.

The gardens are surrounded by mature perimeter trees and a wealth of shrubs with a hawthorn hedge northern boundary to unspoil open countryside.

The aspect from the garden to the village street is across to the wall of a period farm building on the south side of the street which contributes greatly to the feeling of privacy within the garden.

Seven Car Garaging

14.80m x 8.05m (48'6" x 26'3")

An unusual feature of Home Field is the stunning detached seven car garage which has been designed by an enthusiastic rally driver with the capacity to hold seven cars with relative ease.

The building having a gross internal space of 160 sq. m (1720 sq. feet) offers scope for conversion to a substantial relatives' annex, or for a range of alternative uses - subject to planning considerations.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES
NOT TO SCALE

SERVICES

Mains water, electricity and drainage are connected.
Please note there is no mains gas supply in the village.
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.

Available Broadband

Standard 5 Mbps
Ultrafast 1000 Mbps

Available Mobile Coverage (based on calls indoors)

O2 - ✓ Vodafone - ✓ EE - X Three - ✓
✓ = Likely X = Poor

LOCAL AUTHORITY

Council Tax Band F
Newark & Sherwood District Council
Castle House
Great North Road
Newark on Trent
Nottinghamshire
NG24 1BY
www.newark-sherwooddc.gov.uk
01636 650 000

VIEWING ARRANGEMENTS

If you are interested in this property and wish 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: 0350-2558-8370-2094-1631

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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SMITH & PARTNERS
LAND & ESTATE AGENTS

16 MARKET PLACE SOUTHWELL
NOTTINGHAMSHIRE NG25 0HE

01636 815544

sales@smithandpartners.co.uk



www.smithandpartners.co.uk

