

PINFOLD HOUSE
FOREST ROAD OXTON NOTTINGHAMSHIRE NG25 0TD



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



PINFOLD HOUSE

An exquisite traditional detached country property in a wonderful position on the outskirts of a highly regarded Conservation village, with uninterrupted countryside views from every aspect, offering an immaculately presented, extremely well-appointed family home with well-proportioned internal accommodation; internal inspection is highly recommended.

Particular reference is made to what is arguably the signature feature of Pinfold House, a stunning high-end bespoke cabinet kitchen installation by Osbornes of Ilkeston.

OXTON

Oxton is a highly regarded village to the northeast of Nottingham protected by a Conservation Area designation and having the essential ingredients of traditional village life - a thriving Post Office and village grocery store, a village hall, Salterford House School (private), two village inns and an active church community.

The thriving Minster town of Southwell offers a wider range of retail amenities, professional services and sports centre, and local Southwell schooling is of a renowned standard across the age ranges.

The larger market town of Newark on Trent, offers a more extensive range of retail amenities, professional services, restaurants and leisure facilities including also a first-class sport centre and swimming pool complex and a 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.

Nottingham is accessed across country through Redhill and along the A60 Mansfield Road into the City centre with the City Hospital and the Queens Medical accessible from the Nottingham Outer Ring Road.

PRICE GUIDE: £890,000

GROUND FLOOR

Spacious Central Entrance Hall

An impressive entrance area accessed from the side of Pinfold House through a fine fielded traditional oak entrance doorway. High grade composite flooring with oak veneer. Staircase rising in two flights to the first-floor landing.

Hall Recess – Inner Cloakroom and Separate WC

Fitted vanity unit and wc.

Stunning Contemporary Bespoke Shaker Design Kitchen

5.00m x 4.25m (16'3" x 14'0")

A beautifully crafted high end bespoke kitchen by

Osbornes of Ilkeston;

<https://osbornesofilkeston.co.uk/kitchen/>

Creatively planned and exquisitely appointed featuring a range of cabinets in a Farrow and Ball Cornforth white paint finish, complemented by a contrasting culinary island with Farrow and Ball Stiffkey Blue cabinets complemented by quartz working surfaces. The kitchen features an array of high-end appliances which complement the comfort of a traditional Dartmouth blue three oven, dual control, electric AGA with an illuminated canopy and display over mantel above. Appliances comprise a Miele fridge and separate freezer, Miele steam oven, Miele combination microwave, Miele conventional oven/grill and a Miele integrated dishwasher. Franke one and a half bowl stainless steel Belfast style sink unit. Fitted Neff American fridge-freezer with integrated water filter and ice maker.

The comprehensive storage capacity of the main kitchen run and cabinets beneath the culinary island is complemented by a walk-in pantry – housekeepers' cupboard, with internal sensor lighting. The kitchen enjoys excellent natural lighting and connects in open plan to the adjacent breakfast room – day room and French doors open from the kitchen itself to a garden terrace linking in turn to the main garden.





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Breakfast Room

3.10m x 3.00m (10'3" x 9'9")

A mono pitched glazed ceiling ensures good natural lighting. Floor to ceiling picture windows and a central French doorway affords a delightful open field aspect across the adjacent countryside. A large bespoke dresser unit matching the main kitchen installation, again supplied and fitted by Osbornes of Ilkeston, is a noteworthy feature. Enclosed walk-in storage cupboard.

Main Utility – Laundry Room

2.60m x 1.95m (8'6" x 6'3")

Further range of Osborne cabinets matching the main kitchen installation. Square Franke stainless steel sink unit. Sealed unit double glazed rear door. Ideal gas fired boiler serving domestic hot water and central heating system circulating to conventional radiators.

Impressive Elegant Main Sitting Room

6.80m x 5.00m (22'3" x 16'3")

A fine principal reception room with an attractive country garden aspect...

The focal point of the room is a traditional fireplace with a contemporary painted finish – fitted high grade log burning stove. Attractive recessed open display shelving.

Picture rail. Two sealed unit double glazed picture windows. Sealed unit double glazed French doors with side screens opening to the main garden and patio.

Second Sitting Room – Family Room

6.05m x 4.85m (19'9" x 15'9")

Open countryside views from every aspect

A well-proportioned room with a traditional open fireplace – original cast iron reeded fireback. Picture rail. Three sealed unit double glazed windows.

Sealed unit double glazed French doors connecting to garden patio. This room could also serve as a dining room.



FIRST FLOOR

L Shaped Landing

A light landing with a picture window capturing an attractive open field aspect. Access to roof void – partially boarded. Picture rail. Two flight balustraded staircase alighting from the hall beneath to the main landing.

Front Bedroom One – *delightful country aspect*

3.35m x 3.20m (11'0" x 10'6")

Sealed unit double glazed window to front aspect. Range of built in wardrobes. Picture rail.

Luxury En Suite Shower Room – *fully tiled*

High-grade fully tiled suite with Porcelanosa tiles, featuring Duravit Happy D soft-close low flush wc and cabinet with washbasin, LED light up mirror, a large full-room width walk-in shower, with glass screen enclosure, and a chrome ladder towel rail.

Front Bedroom Two – *delightful country aspect*

3.50m x 3.45m (11'6" x 11'3")

maximum dimensions

Sealed unit double glazed window. Enclosed single wardrobe closet.

Luxury En Suite Shower Room – *fully tiled*

High-grade fully tiled suite with Porcelanosa tiles, featuring Duravit Happy D soft-close low flush wc and cabinet with washbasin, mirror, a shower cubicle, with glass screen enclosure, and a chrome ladder towel rail. Window overlooking adjoining fields.



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Rear Bedroom Three – *delightful country aspect*

4.85m x 3.20m (15'9" x 10'6")

Two sealed unit double glazed windows. Partially vaulted ceiling.

Agents Note

In practice bedroom three would readily serve as the primary bedroom arrangement for Pinfold House served by the adjacent house bathroom accessed from a side landing area.

Luxury House Bathroom

Contemporary high-grade white suite. Fully tiled with Porcelanosa tiles. Deep panelled bath, separate large, recessed shower cubicle. Duravit Happy D soft-close low flush wc and cabinet with washbasin, LED light up cabinet with mirror, a chrome ladder towel rail. Sealed unit double glazed high-level picture window.

Bedroom Four - *delightful country aspects*

4.85m x 2.70m (15'9" x 8'9")

Two sealed unit double glazed windows. Picture rail.



GARDENS AND GARAGING

Large Country Garden and Detached Double Garage

Pinfold House is set back from Forest Road deep into its country garden plot, whilst being pleasantly elevated from the roadside, ensuring a high degree of privacy. The idyllic garden offers an escape from the everyday, surrounded by nature and the soothing sounds of wildlife, providing a truly peaceful and restorative environment.

An automatically operated (wireless remote) timber gated entrance opens onto a rising gravel driveway and an open parking court with circular stone set detailing, giving access in turn to the garage.



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Double Garage

6.25m x 5.40m (20'6" x 17'9")

Electrically operated doorway, light and power facility.

External Study – Office

6.25m x 5.20m (20'6" x 17'0")

This useful study room above the garage with an external staircase is suitable for a variety of potential uses including a games or hobby room, home office arrangement or gymnasium. Includes power, lighting and separate TV aerial

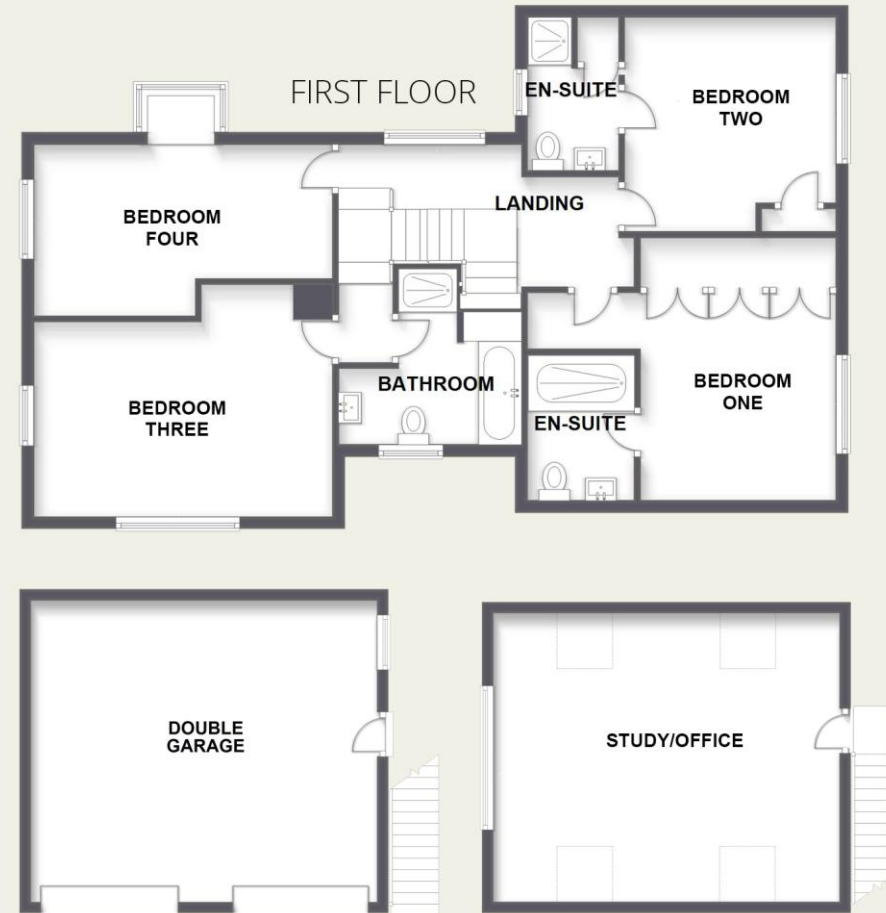
The main country garden borders to picturesque surrounding countryside and is a particular feature of the sale. A flagstone terrace opens out from the main elevation of Pinfold House onto expansive lawns with stocked beds and borders and an ornamental pond.

A number of mature trees and perimeter boundary hedgerows help to afford a good degree of privacy and natural protection to relax in the garden.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

All mains services are available. Gas central heating circulating to radiators. Sealed unit double glazing. Recessed ceiling lighting throughout with a dimmer switch control to the majority of rooms.

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 22 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ● Vodafone - ●

EE - ● Three - X

✓ = Likely ● = Limited 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

Tel: 01636 650 000

VIEWING ARRANGEMENTS

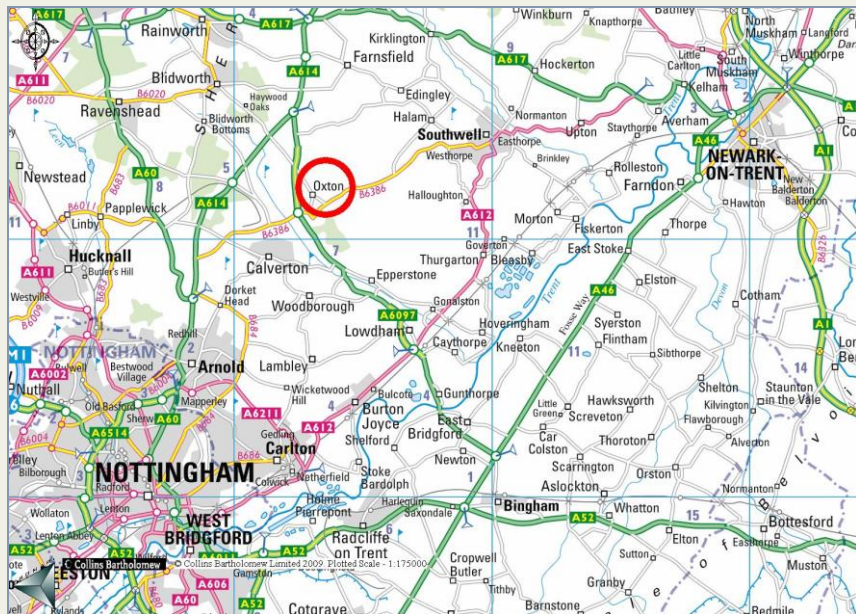
If you are interested in Pinfold House and would like to arrange a viewing, please contact us on 01636 815544 www.smithandpartners.co.uk

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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: 9635-4522-7400-0473-6206

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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