

1.70 ACRES

## DEER LEAP

OXTON HILL OXTON SOUTHWELL NOTTINGHAMSHIRE NG25 0RB

*An exciting and rare restoration – redevelopment opportunity  
in a fabulous setting with a wonderful main south-westerly aspect.*

Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)





## DEER LEAP

Deer Leap is a substantial period country house in need of a well-considered and complete programme of restoration and modernisation set in remarkable mature light mixed woodland grounds extending to 1.70 acres / 0.69 hectares (or thereabouts). The property occupies a stunning position on high ground just outside Oxton village capturing unrivalled views across the bordering Greenbelt countryside of the Oxton Estate, in a southerly direction; arguably one of the most spectacular locations for a private house in the area.

Deer Leap has been a much loved family home for many years and today it offers a wonderful opportunity for restoration and/or possible well considered redevelopment or 'one for one' replacement with a new sustainable dwelling (subject to planning and building regulation considerations) in what would be one of the most idyllic settings in which to embark upon a project of this nature.

Surrounding the house there are carefully managed mature woodland grounds with gently sloping lawns, creating a setting of great beauty. Approached from Southwell Road along a rising and winding tarmac drive through a timber gated entrance, Deer Leap nestles in the heart of the plot some distance from the road. In our opinion, a rare and exciting opportunity to acquire a home for the long term with enormous potential in a highly convenient location close to Southwell amenities with direct access to Nottingham, Mansfield and further afield.

## OXTON & SOUTHWELL

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.

## MILEAGES

Nottingham	12 miles
Leicester	37 miles
Bingham	10 miles
Southwell	4 miles
Mansfield	13 miles
E Midlands Airport	32 miles
M1 motorway north	13 miles

**PRICE GUIDE: £950,000**



## GROUND FLOOR

### Rear Entrance Porch

Glazed entrance door. Heavy panelled oak door with central bullseye pain connecting to:

### Central Reception Hall -- Garden Room

*An immediate indication of the remarkable setting of this rather special country property.*

#### Garden Room

4.55m x 2.50m (15'0" x 8'3")

Series of sealed unit double glazed floor to ceiling windows sections capturing incredible views of the surrounding countryside of the Oxton Estate. French doors to garden terrace.

### Inner Reception Hall/Music Room

High grade wood flooring. Recessed glazed shelving. Coved ceiling.

### Hall/Stairwell Recess

Open tread staircase rising to first floor landing.

### Cloakroom/WC

Fitted vanity wash basin and separate internal low flush wc.

*Fielded oak double doors from the reception hall to:*

### Impressive Main Sitting Room

6.70m x 4.85m (22'0" x 15'9")

Corniced ceiling. Open brick dressed fireplace - chimney breast. Polished oak display shelving. Four square picture windows with quarter lights above overlooking at the mature grounds and adjacent countryside. Corniced ceiling. Recessed display alcove. Square arched oak dressed opening to:

### Music Room/Cocktail Bar

4.80m x 4.70m (15'9" x 15'6")

Built in corner fielded oak cocktail bar. Coved sealing. Three secondary double-glazed original metal window frames. Panelled door to:

### Laundry/Utility Room

Quarry tiled floor. Double drainer single bowl stainless steel sink unit. External access door.

### Boiler Room

Fitted Boulter oil fired boiler serving domestic hot water and central heating. Fitted lagged hot water cylinder.

Double oak doors from the central hall leading to:

### Formal Dining Room

4.90m x 3.90m (16'0" x 12'9")

Two original leaded metal windows - again enjoying remarkable views over the surrounding country gardens and farmland of the Oxton Estate beyond.

### Country Kitchen

4.90m x 4.00m (16'0" x 13'0")

Having a traditional oak cabinet kitchen with a good range of base and wall storage cabinets complemented by Corean working surfaces incorporating a 1.5 bowl sink unit. Built in British Racing Green Aga cooking range with extraction canopy above. Built in Neff double oven and microwave oven. Four plate Neff induction hob. Integrated Indesit dishwasher. Series of windows overlooking the gardens. Enclosed shelved pantry.

### Rear Porch

Half glazed leaded door and picture window to garden courtyard entrance.





## FIRST FLOOR

### Spacious Main Landing/Outer Landing

Returning staircase with winding half landing rising to a balustraded first floor landing - polished oak handrail and balusters. Access to roof void. Original metal window above the stairwell.

Series of original metal windows overlooking the gardens and entrance court.

Bedrooms described in clockwise sequence from bedroom 1.

### Principle Bedroom Suite

#### Bedroom

4.70m x 4.65m (15'6" x 15'3")

A spacious main bedroom arrangement with stunning views through two original metal leaded windows over the surrounding Oxton Estate countryside.

Range of bespoke built in wardrobes.

Arched opening to:

#### En Suite Dressing Room/Shower Room

Built in vanity wash basin with cabinet surround and useful storage cupboards and drawers beneath. Arched opening to bidet and low flush wc. Heated towel rail.

#### **Bedroom Two**

3.85m x 2.90m (12'6" x 9'6")

Two leaded metal picture windows - stunning far-reaching views across open Oxton Estate countryside. Built in wardrobes. Arched oak dressed display alcove. Fielded quarter panelled pine door.

#### **Bedroom Three** (front corner)

3.65m x 2.40m (12'0" x 7'9")

Two metal leaded original windows - stunning views. Fielded quarter panelled pine door.

#### **House Bathroom**

Traditional white suite comprising a white enamel bath with chrome mixer tap/hand shower. Vanity wash basin. Low flush wc.

#### **Bedroom Four**

4.35m x 4.35m (14'3" x 14'3")

*maximum dimensions*

Two original metal leaded picture windows - stunning views. Built in wardrobes. Fielded quarter panelled pine door.

#### **Outer Landing**

Built in airing cupboard/linen store. Access to roof void

#### **Bathroom Two**

White enamel bath, vanity wash basin and low flush wc. Chrome ladder towel rail.

#### **Bedroom Five**

3.75m x 2.40m (12'3" x 7'9")

Original metal window to rural woodland aspect.

#### **Bedroom Six**

4.70m x 3.05m (15'6" x 10'0")

Two opposing original metal windows - attractive woodland garden and entrance courtyard aspect with spectacular views beyond.





## MAGNIFICENT COUNTRY GARDENS

*1.70 acres (or thereabouts)*

Deer Leap is approached from Southwell Road through a timber gated entrance with a long winding tarmac access drive culminating in an upper vehicle court providing car standing and turning space for numerous cars.

### Double Timber Garage

Light and power facility.

Adjacent side timber store and oil storage tank.

### Upper Parking Court/Entrance Courtyard

The entrance court to Deer Leap features an ornamental pond with stone dressed surround serving as an island feature.

Deer Leap is set in magnificent mature grounds incorporating a wonderful selection of long-established specimen trees and ornamental shrubs including rhododendron and azalea specimens, creating the perfect setting for this wonderful home which enjoys a commanding position on high ground with views across the adjacent countryside of the Oxford Estate.

Extensive well managed lawns surround the house extending into light woodland. A crazy paved sun terrace opens out from the main garden elevation with stone steps leading down to lower-level lawns bounded by mature hedgerows an open countryside. The upper gardens and lawns immediately surrounding the house are bounded by original retaining stone walls.

Garden timber workshop/implement store.

### Orchard

### Former Kitchen Gardens





## GENERAL INFORMATION & FLOORPLANS FLOOR PLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



### SERVICES

Private septic tank drainage arrangement. Oil fired central heating (not tested). Mains water and electricity are connected. No mains gas is available. *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*

### IMPORTANT NOTE – SPRAY FOAM ROOF INSULATION

*Please note that the main original roof has been insulated with spray foam material, and we advise interested parties take independent advice in this regard.*

### LOCAL AUTHORITY

*Council Tax Band G*

Newark & Sherwood District Council.  
[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)  
Tel: 01636 650 000

### Available Broadband

Standard 20 Mbps

### Available Mobile Coverage (based on calls indoors)

O2 - ● Vodafone - X EE - ● Three - ●

✓ = Likely ● = Limited X = Poor

### VIEWING ARRANGEMENTS

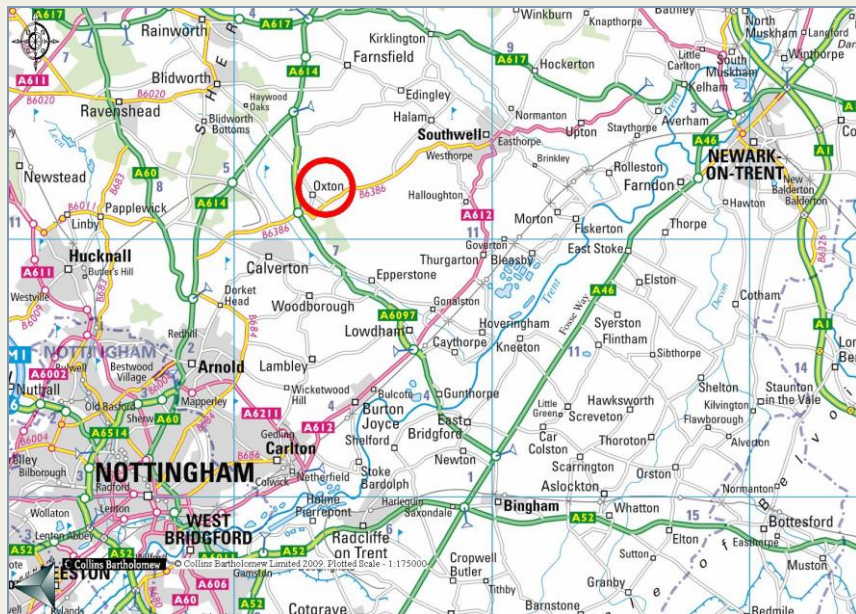
If you are interested in Deer Leap and would like to arrange a viewing, please contact us on 01636 815544  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

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: 0390-2080-8470-2025-0861

### 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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