

FLEET HOUSE
LOW STREET COLLINGHAM
NOTTINGHAMSHIRE NG23 7LS



Land & Estate Agents
Property Consultants



The Country Property Specialists
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FLEET HOUSE

A truly distinguished family residence, set in the heart of a highly regarded Conservation village – a rare, once-in-a-generation opportunity to acquire what is arguably one of the most notable period homes in this prestigious location.

Fleet House is an impressive and substantial Georgian property, meticulously restored to an exceptional standard. This remarkable home seamlessly combines elegant period architecture with thoughtful, high-quality modernisation, perfectly suited to the demands of 21st-century family life.

Peacefully positioned on Low Street, in the heart of Collingham village, the property enjoys picturesque views across open meadows and towards the Grade I Listed village church. Fleet House stands proudly as a landmark home.

The principal rooms have been carefully thermally insulated with 75mm insulation boarding as part of a considered, room-by-room restoration. Throughout, original features are complemented by modern comforts, including three log burners and three original open fireplaces, enhancing the home's warmth and character.

Much of the glazing has been replaced with bespoke, conservation-grade double-glazed windows, crafted from durable solid Akoya wood, renowned for its longevity and performance.

Fleet House offers a wealth of distinguishing features that set it apart from other properties in its class – an internal inspection is strongly recommended to fully appreciate its quality and charm.

Planning permission is in place for the creation of a second principal suite, through the enlargement of the existing en-suite to the second bedroom, allowing for the addition of a walk-in wardrobe, further enhancing the accommodation.

PRICE GUIDE: £975,000



COLLINGHAM

Situated on the quiet and sought-after Low Street, Fleet House enjoys the tranquillity and natural beauty of its surroundings, whilst remaining within easy walking distance of Collingham's excellent amenities. The village offers a well-appointed Co-Operative store, medical centre, primary and pre school, community-owned public house, cafés, gym, and a range of sports facilities.

The ever-popular village of Collingham occupies a convenient rural position, nestled amidst picturesque rolling countryside, approximately 5.7 miles north of Newark. Community life is centred around the village hall and community centre, which host a variety of regular groups and events. Recreational pursuits are well supported, with the village boasting a football club, as well as a bowls club, tennis club, and cricket club, all based at nearby Dale Field.

For families, Collingham also offers a generous children's play park, complete with a skate ramp, providing a lively and inclusive space for younger residents to enjoy.

Swift London and Regional Commuting

Collingham is known to be an excellent 'commuter hub' having its own train station, connecting easily to Lincoln and Newark, and from there to London King's Cross in 80 minutes. Road links via the A1 and A46 (connecting Lincoln with the M1 Motorway to south by dual carriageway) ensure commuting straightforward.

Regional Grammar Schools

The well respected Grammar Schools of Lincolnshire (Sleaford and Grantham) are within commuting distance.

MILEAGES – REGIONAL CENTRES

Newark	5.7 miles
Lincoln	15 miles
Grantham	22 miles
Mansfield	25 miles
Nottingham	28 miles
Leicester	42 miles
Sheffield	52 miles
Leeds	74 miles

SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Wonderful Entrance Hall

An immediate indication of the rich character of this grand Georgian village house. A deep and impressive reception hall with a mellow flagstone floor.

Corniced ceiling. Three traditional column radiators.

Feature Illuminated Library Recess - Fitted Book Shelving

The rear of the hall incorporates the stairwell with a charming original open staircase rising in two flights to the first floor across a branching half landing stage.

Front Sitting Room /Games Room

5.80m x 4.50m (19'0" x 14'9")

An elegant reception room with a large trisection sealed unit double glazed sash window incorporating a window seat overlooking the walled gardens of Fleet House, set against the backdrop of the village church beyond. Side double glazed sash window. Decorative ceiling with cornice, lincrusta and picture rail beneath and a decorative ceiling rose. Cast iron wood burning stove set to a flagstone hearth with arched profile brick dressed surround. Ornamental traditional column radiators. Fielded doorway returning to the main hall.



GROUND FLOOR CONT...

Formal Central Sitting Room

4.60m x 4.50m (15'0" x 14'9")

An exquisite room with rich decor having an abundance of character and period detailing. Deep floor to ceiling trisection sealed unit double glazed sash window to side garden aspect. Decorative ceiling with cornice, lincrusta and picture rail beneath and a decorative ceiling rose. Period open fireplace with Hobbit fire - decorative tiled inlay and hearth. Fielded door returning to the rear hall.

Elegant Second Sitting Room

4.95m x 4.50m (16'3" x 14'9")

maximum dimensions

Two deep replacement sealed unit double glazed sash windows. The focal point of this delightful room is a fireplace incorporating a cast iron wood burning stove set to a flagstone hearth with an oak mantel beam above.

Decorative ceiling cornice with lincrusta freeze and picture rail below. Recess shelving/study area. Fielded door returning to the hall.



Outer Hall/Cloakroom

Fitted traditional Shires low flush wc and pedestal wash hand basin. Traditional column radiator. Striking glazed Victorian design green wall tiling with decorative beaded border detailing.

GROUND FLOOR CONT...

Wonderful Open Plan Family Living Kitchen - Day Room

Arguably the heart of this charming and rather special period house, this fantastic family living kitchen-day room area, which has underfloor heating from the main central heating system, has been designed and equipped with 21st century family living very much in mind and offers a wonderful space configured creatively in open plan to provide a superb Shaker kitchen/breakfast room with a large walk in pantry linking in open plan to a family/TV room and relaxation area. Great attention to detail in the creation of this room, with homage to the past, is much in evidence with original materials salvaged and recycled into the modern living space that exists today in lieu of the original period house arrangement.

Family Room

4.80m x 4.55m (15'9" x 15'0")

The focal point of the room is a gas fired stove with concealed TV cabinet above; shelving was salvaged from the original kitchen as was the shelving formerly a period upstand. The television is shelved on a former kitchen worktop. French doors and sealed unit double glazed sash windows connect to the garden courtyard.

Shaker Design Kitchen

7.50m x 5.90m (24'6" x 19'3")

maximum dimensions

Comprehensively equipped with a range of heritage green paint finished cabinets complemented by chrome furnishings and composite stone countertops fitted in a U-shaped configuration. Double Belfast sink unit. Falcon gas cooking range. Integrated Hotpoint dishwasher. Porcelain stone floor - heated. Hot water boiling tap to the sink. Excellent natural lighting assured from a lantern roof with views over the garden onto the church.



GROUND FLOOR CONT...

Large Walk-In Pantry

Having room for three additional fridges and /or freezers with an abundance of room allowing for free standing shelving which is accompanied by wall storage shelving using salvaged period timber from the main house. Salvaged doors from the original servant's door close this room off from the main kitchen space. Traditional column radiator.

Utility Room

Fitted Worcester Bosch high capacity boiler (gas fired). Large high capacity pressurised water tank. Plumbing for automatic washing machine and space for tumble drier. Manifold location for underfloor central heating. Fitted Belfast sink, wood block draining board and sink cover. Replacement sealed unit replacement double glazed sash window.

Cellarage

Enclosed stepped access from the family room to a useful half cellar (potential wine cellar) leading down to the main barrel vaulted lower ground floor cellarage with original meat hooks still in situ.

Boot Room/Family Side Entrance

In practice, this side entrance is the main day to day entrance point to Fleet House and features a useful range of Shaker style storage cupboards offering excellent general purpose storage in an attractive ink blue painted finish. Single square stainless steel sunken sink unit. Woodblock worktops and bench seat. Original quarry tiled floor finish. Two Traditional column radiators. Latched door connected to the family room. Replacement sealed unit replacement double glazed windows.



FIRST FLOOR

Charming Landing

Alighted from a classical winding period staircase with a polished mahogany handrail, featuring swan neck returns and narrow square balustrade detailing, branching at the half landing stage to the main upper and lower rear landings, with a high corniced ceiling above.

Rear Landing

Enclosed airing cupboard. Traditional column radiator. Small replacement sealed unit double glazed sash window.

Landing Recess

Useful enclosed storage closet and fielded door connecting to:

Primary Bedroom Suite

Bedroom One

4.65m x 3.80m (15'3" x 12'6")

Two secondary double glazed sash windows. High partially vaulted ceiling - recessed downlighting. Two vertically aligned central heating radiators. Sliding doors and step down to:

Large Dressing Room

Extensive range of fitted hanging rails and open box storage shelving. Secondary double glazed sash window. Corniced ceiling and recessed downlighting.

Luxury Suite Bathroom

Equipped with a high-grade contemporary bathroom of a traditional design comprising a deep free-standing round ended bath – wall mounted chrome mixer tap, stylish Shaker design marble topped cabinet washstand with a square wash basin and chrome mixer tap, large corner shower incorporating an overhead chrome rain shower and separate hand shower with a glass enclosure, and a low flush wc. Traditional column radiator. Secondary double glazed sash window. Corniced ceiling. Decorative floor tiling. Half glazed white brick wall tiling.



FIRST FLOOR CONT...

Bedroom Two/Guest Suite

4.80m x 4.50m (15'9" x 14'9")

Two high grade replacement sealed unit double glazed sash windows - open aspects towards adjacent meadowland and the village church.

Decorative ceiling cornice. Ornamental period open hob grate of an Arts and Craft design in a burnished steel finish set to a tiled hearth. Traditional column radiator and additional vertically aligned radiator.

Shower En Suite

Large recessed shower cubicle - thermostatically controlled chrome shower, tiled interior and sliding glass door enclosure, pedestal wash hand basin and a low flush wc. Traditional column radiator. Glazed brick half tiled wall finish and contrasting decorative floor tiling. Replacement sealed unit double glazed sash window.

Main Central Landing

Feature staircase gallery and high corniced ceiling. Arched opening to:

Side Landing

Again, having a high corniced ceiling with access to a useful boarded attic space via a telescopic ladder. High grade replacement sealed unit double glazed sash window - attractive rural meadow open aspect. Traditional column radiator.

Bedroom Three

4.60m x 4.50m (15'0" x 14'9")

High egg and dart corniced ceiling with decorative lincrusta freeze beneath and picture rail. High grade replacement sealed unit double glazed sash windows. Two column radiators. Striking ornamental period open hob grate fireplace set to a green and cream checkerboard tiled hearth. Decorative ceiling rose. Two traditional column radiators.

Bedroom Four

4.50m x 3.65m (14'9" x 12'0")

High egg and dart corniced ceiling. High grade sealed unit double glazed replacement sash window. Striking ornamental period open hob grate fireplace set to a blue and green checkerboard tiled hearth. Decorative ceiling rose. Two traditional column radiators.

Bedroom Five/Study

4.65m x 3.05m (15'3" x 10'0")

High grade sealed unit double glazed replacement sash window. Traditional column radiator.

Well Appointed House Bathroom

A spacious family bathroom with a traditional white suite comprising a deep enamelled bath - chrome mixer taps and tiled surround, corner shower with overhead shower and glass enclosure, striking contemporary Shaker design wash stand cabinet with a square wash basin set to a marble plinth - chrome mixer tap, and a low flush wc. Patterned floor tiling and blue painted match board wall panelling lend a style and individuality to the bathroom. Traditional column radiator. Traditional fielded door with arched fan light above.



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GENEROUS WALLED GARDENS

Offering a tranquil setting for relaxation and recreation, with mature landscaping.

Fleet House enjoys a delightful slightly elevated garden above Low Street behind perimeter walled boundaries with lawns extending out from the main elevations, set against the backdrop of the Grade I Listed village church nearby, with delightful leafy views towards meadows. The formal gardens incorporate a number of fine standing trees including a Wellingtonia and several Scots pine specimens.

Decked side garden terrace/alfresco seating and dining area.

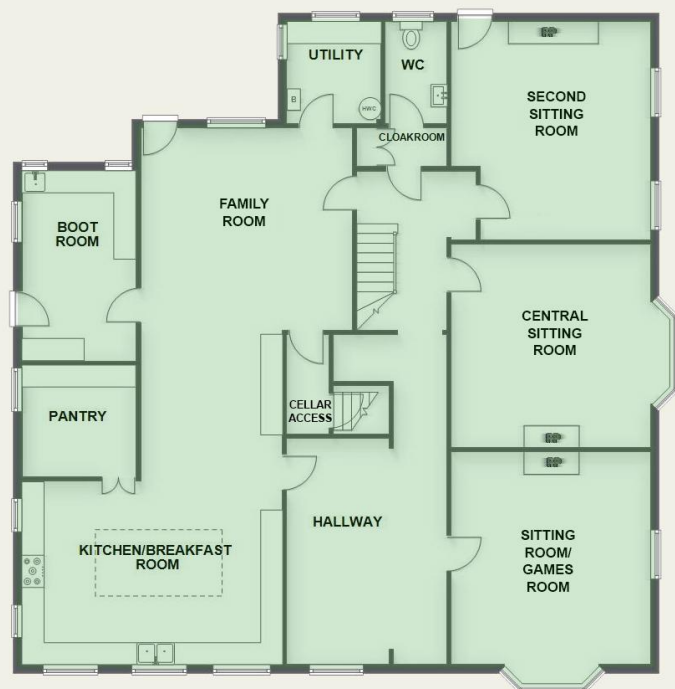
Large Single Garage

Accessed from a gated driveway, the garage provides useful storage space two timber doors and light and power facility.

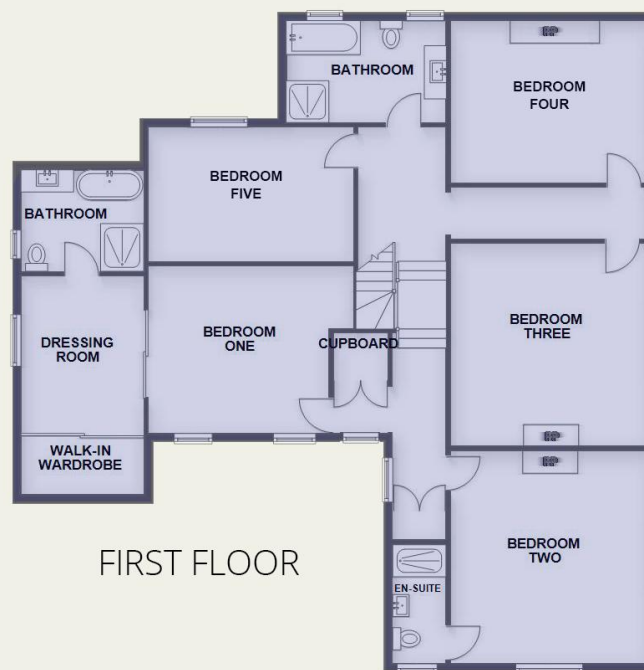


GENERAL INFORMATION & FLOORPLANS

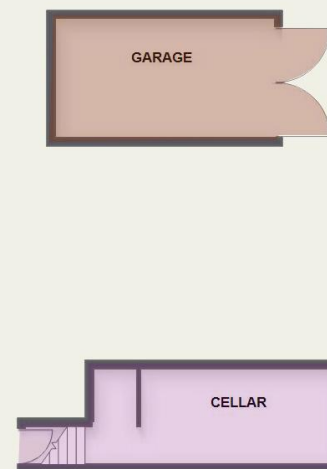
FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



GROUND FLOOR



FIRST FLOOR



SERVICES

All mains services are available. Gas fired central heating circulating partially underfloor and to radiators.
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.

TENURE

We understand the property is freehold.

AVAILABLE BROADBAND

Broadband speeds allow ample scope to meet all internet needs.

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

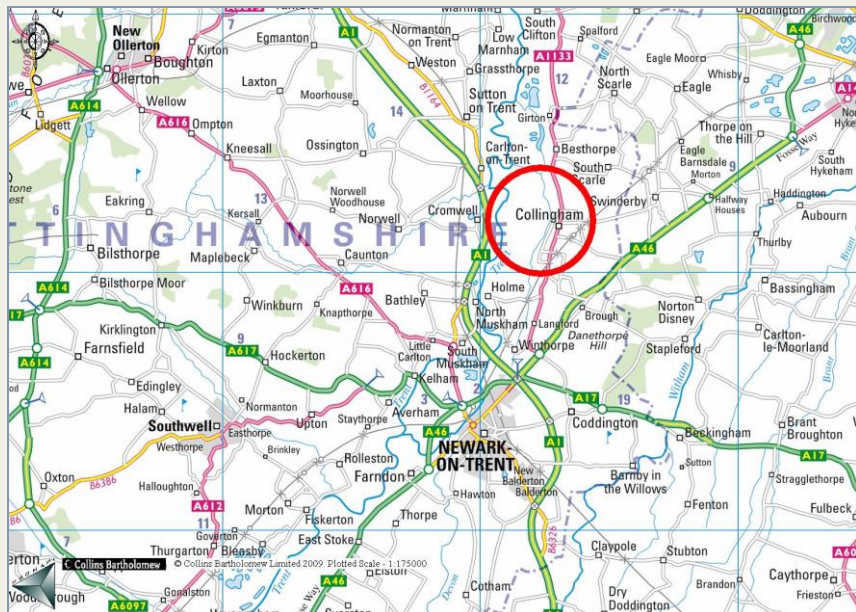
If you are interested in Fleet House and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

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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: 9208-3049-8204-2115-0204

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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