

# 7 ROEWOOD LANE

WINKBURN

NOTTINGHAMSHIRE NG22 8PH



Land & Estate Agents  
Property Consultants



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





## 7 ROEWOOD LANE

A rather special semi-detached country cottage, recently extended and improved to a high standard, offering a first-class home in the delightful rural hamlet setting of Winkburn.

The property benefits from oil fired central heating which circulates partially underfloor, replacement sealed unit double glazing and brand-new kitchen and bathroom installations of a high standard.

Offered for sale with immediate vacant possession, early inspection is highly recommended.

## WINKBURN

Winkburn is an unspoilt rural settlement and civil parish in the Newark and Sherwood district of Nottinghamshire, surrounded by picturesque countryside. Located north of Southwell and north-west of Newark the population was reported as 103 residents in the 2021 census. There is an ancient Grade I Listed parish church, St John of Jerusalem.

## SOUTHWELL

Southwell is a thriving Minster town between the main centres of Nottingham and Newark on Trent, having an extensive range of town centre amenities and professional services grouped principally Queen Street and King Street, leading through the Market Place to The Burgage.

Southwell schooling is of a renowned standard across the age ranges, and the town offers an extensive range of sporting and cultural activities – together with an active sports centre.

## NEWARK ON TRENT – fast London service

Newark on Trent, a larger historic market town, offers a more extensive range of amenities, professional services, restaurants and leisure activities and from Newark Northgate station there is a fast rail link into London Kings Cross in a scheduled journey time of 80/90 minutes – or thereabouts.

**PRICE GUIDE: £385,000**



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## GROUND FLOOR

### Side Entrance Hall

An immediate indication of the individual charm and character of this rather special recently restored and modernised semi-detached country cottage.  
Traditional entrance door.

The hallway is of a L-shaped configuration connecting in open plan to a recessed utility area and a separate cloakroom. Wide gauge high grade oak flooring. Enclosed boiler cupboard housing a Grant oil fired boiler installation. Fitted pressurised hot water cylinder and Formica worktop with plumbing for automatic washing machine and space for two appliances below. Enclosed understairs storage area – sub-floor central heating manifold location. Sealed unit double glazed side window.

### Cloakroom WC/Shower Room

Traditional white Bayswater suite comprising a pedestal wash hand basin and low flush wc complemented by a corner shower cubicle with a fitted twin head thermostatically controlled chrome shower installation having a curved glass enclosure.

### Delightful Sitting Room

4.30m x 3.80m (14'0" x 12'6")  
*maximum dimensions*

The focal point of the room is a feature fireplace incorporating a cast iron wood burning stove set to a flagstone hearth.

Four wall light points. Tri-section replacement sealed unit double glazed front picture window.

### Remarkable Open Plan Split Level Country Breakfast Kitchen and Family and Dining Area/Dayroom 5.75m x 4.20m (18'9" x 13'9")

#### Upper-Level Kitchen

Featuring a high calibre traditional new bespoke country kitchen installation of a striking Shaker design offering an extensive range of wooden cabinets in a painted pastel tone finish complemented by wooden furnishings. Two L-shaped base storage runs provide useful storage capacity, complemented by fossilised granite countertops. Franke 1.5 bowl Belfast sink unit - polished steel mixer tap. Integrated appliances comprising a Neff four plate ceramic hob with extraction unit above, Neff double oven/grill, Neff combination microwave oven and Neff automatic dishwasher. Integrated Neff larder fridge and separate Neff four compartment freezer.

Useful open display shelving and additional wall storage space. Side entrance door. Series of sealed unit double glazed replacement windows. High grade wide gauge oak flooring continuing through from the entrance hall.

A warming focal point to the kitchen is a fitted traditional wood burning stove set to a stone hearth. Enclosed staircase leading to the first floor.

#### Upper-Level Breakfast Dining Area

Interesting, vaulted open ceiling lines. Replacement sealed unit double glazed window. A short flight balustraded open tread oak staircase descends to:

#### Lower-Level Day Room/Formal Dining Area (L-shaped)

Again, having interesting, vaulted open ceiling lines. Sealed unit double glazed French doors opening to rear garden terrace. Wide gauge oak flooring. Recessed ceiling lighting.





## FIRST FLOOR

### Front Bedroom One

4.30m x 3.45m (14'0" x 11'3")

Sealed unit double glazed replacement front window with attractive leafy aspect. Useful wardrobe/dressing area recess. Central heating radiator.

### Front Bedroom Two

3.45m x 1.95m (11'3" x 6'3")

Replacement sealed unit double glazed side window. Central heating radiator.

### Rear Bedroom Three

2.75m x 2.60m (9'0" x 8'6")

Sealed unit double glazed replacement side window. Central heating radiator.

### New House Bathroom

Well-appointed with a traditional Bayswater white suite comprising a panelled bath with chrome mixer shower above, and a mosaic tiled surround, pedestal wash hand basin and a low flush wc. Sealed unit double glazed replacement window to rear garden aspect. Chrome towel rail.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES



## GARDENS AND GARAGE

The cottage stands in extremely pleasant gardens, accessed from a no through lane connecting to the Winkburn Estate, which is adopted as far as number 7 Roewood Lane itself.

The gardens which benefit from recent landscaping feature front and rear lawns.

To the side / rear a brick paved pathway connects two York stone terraces.

Note the owner will be implementing consent to construct a pair of semi-detached houses beyond the rear boundary.

### Double Garage

A large double garage provides useful covered parking with two separate access doors, and internal light and power facility. Side personnel door. In front of the garage there is excellent additional hardstanding on a gravelled forecourt drive.





## GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

### ADDITIONAL INFORMATION AND SERVICES

Roewood Lane is an adopted road as far as number 7 Roewood Lane. Mains supply electricity and water are connected. Central heating is oil fired circulating under-floor to the ground floor, and to radiators on the first floor. Private sewerage treatment plant tank drainage arrangement serviced last July 2025. *Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agent and no warranties are given or implied.*

#### Available Broadband

Standard 3 Mbps  
Superfast 80 Mbps  
Ultrafast 1800 Mbps

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

EE - ✓ Three - ✓ O2 - ● Vodafone - ●  
✓ = Good ● = Variable X = Poor

### LOCAL AUTHORITY

*Council Tax Band B*

Newark & Sherwood District Council  
Castle House, Great North Road  
Newark on Trent, Nottinghamshire NG24 1BY  
[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)  
Tel: 01636 650 000

### TENURE

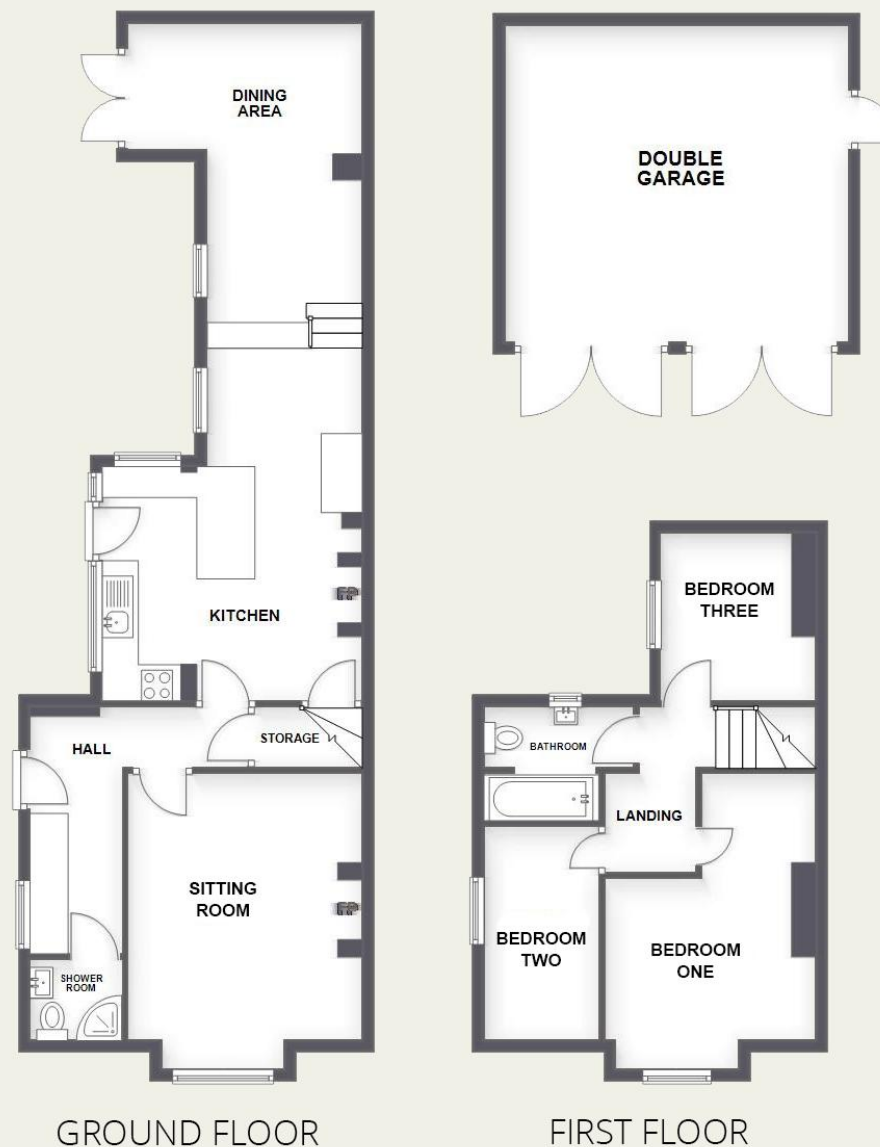
The property is freehold.

### ADDITIONAL INFORMATION – PLANNING

The vendor has planning permission to construct a pair of semi-detached houses immediately to the north of 7 Roewood Lane.

### VIEWING ARRANGEMENTS

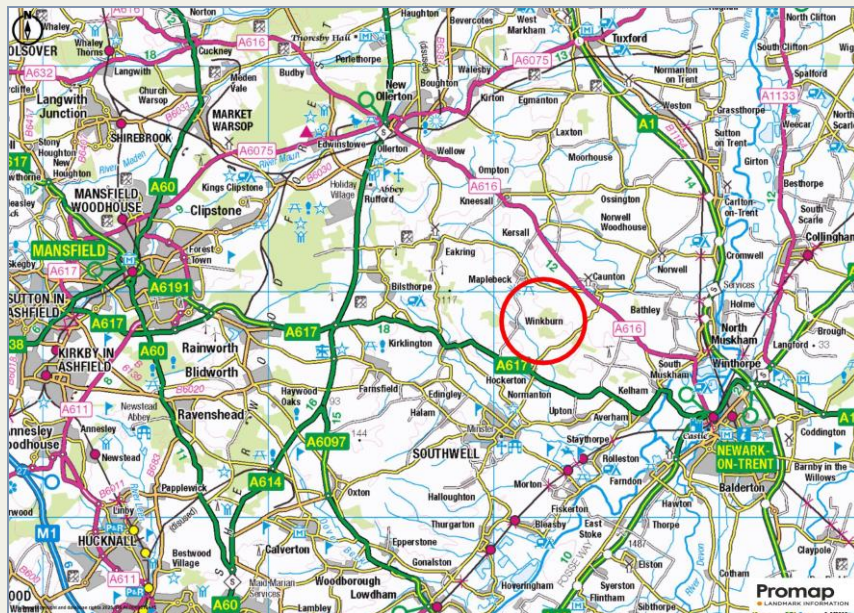
If you are interested in 7 Roewood Lane and would like to arrange a viewing, please contact us on 01636 815544  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)



## 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: 8320-9135-0449-4005-1503

### 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](mailto:sales@smithandpartners.co.uk)



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