

BUTLERS OAK Main Street, Cropwell Butler, Nottinghamshire NG12 3AB

Price Guide £595,000



- An Attractive Detached Four Bedroom Period Cottage
 - Versatile Living Space
 - Rear Garden ● Off Road Parking
- Highly Regarded, Sought After, Village Location
- Available with No Upward Chain

REF: AR7994


RURAL SCENE
Village & Country Homes



GENERAL AND SITUATION

Approximate Distances:

Cropwell Bishop 1 mile • Radcliffe on Trent 2.5 miles • Bingham 3 miles
Nottingham 10 miles • Newark 13 miles

An attractive four bedroom detached cottage with rear gardens and off-road parking, in a sought-after village location, offered for sale with no upward chain.

The property dates back to c.1710, situated in a conservation area within the village of Cropwell Butler which has a public house, village hall and situated near A46 and A52. The nearby village of Cropwell Bishop offers further amenities including primary schooling, village shop including Post Office, health centre, pubs and a church. A full range of services and facilities are available at Radcliffe on Trent and Bingham, both of which are easily accessible.



THE RESIDENCE

A detached cottage with gas central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

Ground Floor

A timber entrance door leads into the **Entrance Hallway** with wood effect laminate flooring, exposed ceiling beams and downlighters. A door leads to the **Cloakroom** fitted with wash hand basin with chrome mixer tap within a vanity unit, low level WC with concealed cistern, window and exposed beam.



From the hallway steps lead down to the **Cellar** with barrel style vaulted ceiling and original raised cold slabs, brick flooring, divided into two sections c. 14'5 x 7'3 and 5'10 x 5'5 (about 4.4m x 2.2m and 1.8m x 1.6m)

Reception Room / Bedroom Four is a light and airy room benefitting from dual aspect windows, fireplace with period fire surround, ceiling beams, spotlights and wood effect laminate flooring.

The **Lounge** sits within the heart of the cottage, linking the entrance hall and dining room. It has a double-sided fireplace with stone tiled hearth and double sided log burner serving both the lounge and adjoining dining / reception room, spotlights to ceiling, exposed beams, window and useful built-in cupboard. An archway from the lounge leads through to the **Dining Room / Reception Room** with exposed beams to ceiling, spotlights and window. Steps lead up to the **Kitchen** which is fitted with a range of wall and base units with wooden worksurfaces, 1½ bowl ceramic sink unit with mixer tap, integrated electric hob with extractor over, electric oven and grill, tiled splashbacks, space for upright fridge / freezer, wood effect laminate flooring, spotlighting to ceiling, window, **Pantry** housing the gas boiler and an archway leading into:



Breakfast / Garden Room an attractive room flooded with light from windows to two elevations as well as double doors to rear decked patio area, wood effect laminate flooring, two skylights to high pitched ceiling, exposed wooden beams, storage cupboard, spotlights to ceiling.

Side Entrance / Utility Room with plumbing for washing machine, space for tumble dryer, door to outside, laminate flooring, wall units, spotlighting.





First Floor

An L Shaped Landing with two windows, access to loft space, doors to:

Double Bedroom One A well proportioned double bedroom with window, feature fireplace with feature fire surround and inset cast iron gate

Double Bedroom Two with window

Single Bedroom Three with window overlooking rear garden

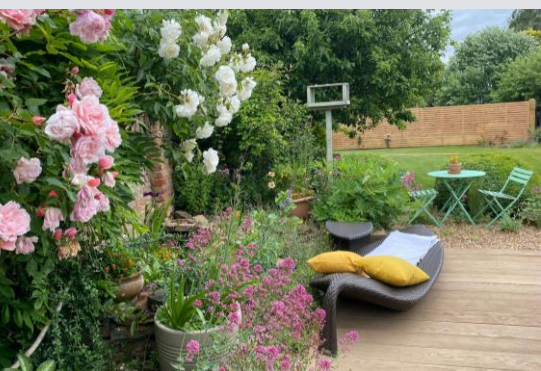
Bathroom fitted with a contemporary suite including panelled bath with chrome taps and wall mounted shower over with shower screen, WC with concealed cistern, wash hand basin with vanity drawer unit below, tiled flooring, part tiled walls, extractor, spotlights and window.



OUTSIDE,

The property occupies a delightful location and the cottage is positioned, gable end on to the road. A shared gravelled driveway at the side gives access to two parking bays at the rear of the residence.

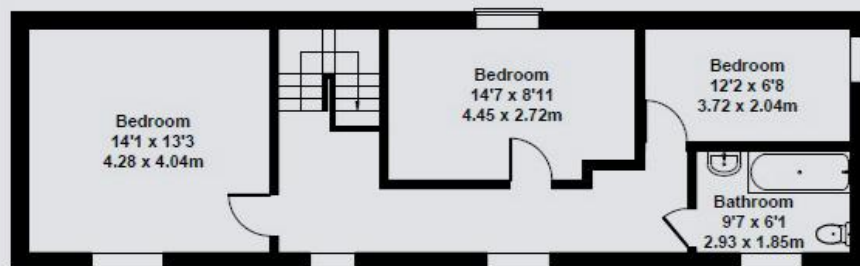
Adjacent to the breakfast room are steps leading up to a millboard composite decked patio area with a small pond, flower / shrub borders, this creates an attractive, private terrace area. The rear garden is enclosed and there is a lawned garden with trees and shrubs.



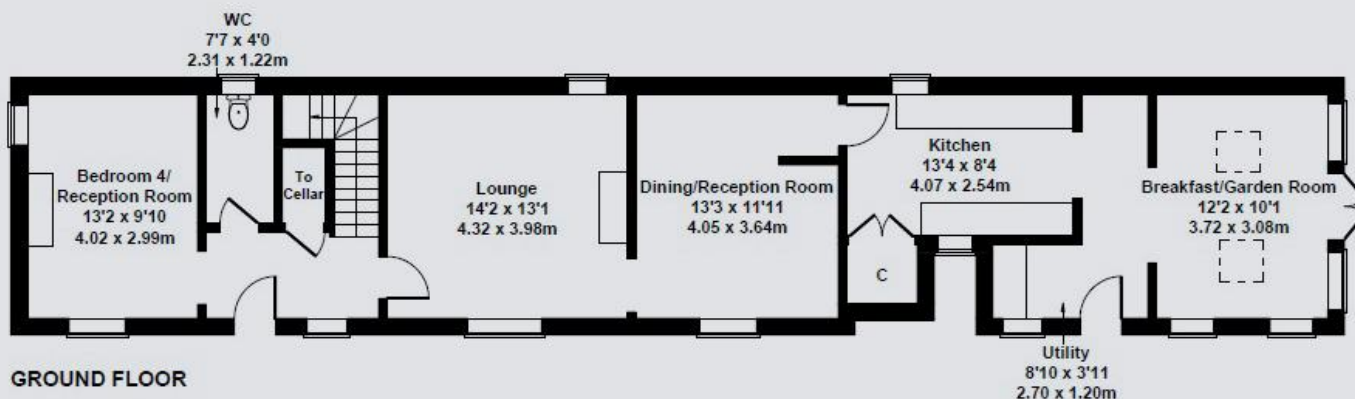
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Approximate Gross Internal Area
1625 sq ft - 151 sq m



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

RUSHCLIFFE BOROUGH COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, MAINS GAS FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING F COUNCIL TAX F

DIRECTIONS

From the Gamston Roundabout, take the first exit onto Radcliffe Road / A52. Continue along the A52 for approx. 3 miles and take a right turn onto Cropwell Road and proceed onto Radcliffe Road. After approx. 2 miles, take a slight right turn onto Main Street and the property is located after passing the Plough Pub on the right, the property will be found on the left hand side just after the bus stop. There is a Rural Sale Board identifying the property..

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **Butlers Oak** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

