



**White Acres High Street, Orston,
Nottinghamshire, NG13 9NU**

£995,000
Tel: 01949 836678

 **RICHARD
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PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

A rare opportunity to purchase a detached period home within this highly regarded area of the village occupying a generous plot approaching 0.27 of an acre with a south to westerly aspect and comprising a thoughtfully extended family home which offers around 2,500sq.ft. of accommodation plus an additional 300sq.ft. with a detached annexe building perfect a guest or office suite.

The property has been well maintained over the years, benefitting from replacement sealed unit double glazed windows. gas central heating as well as air conditioning to the kitchen and has been tastefully modernised throughout having bespoke fixtures and fittings, a handmade kitchen and utility and impressive office suite all finished to a high standard.

The accommodation provides four main reception rooms as well as a farmhouse style dining kitchen, ground floor cloak room and utility and, to the first floor, four double bedrooms, the master with ensuite facilities, and a separate main bathroom.

The property offers a wealth of character that begins with an attractive double fronted facade and occupies a stunning position within the village, situated behind an established hedging with electric gate access onto a substantial sweeping driveway and, in turn, a double garage at the rear with beautifully maintained gardens lying to the south and west. Lying to the northerly side of the property is an enclosed courtyard area with useful storage sheds and also encompassing a detached brick and pantile two storey annex which provides accommodation that would be perfect as a home office, ideal for today's way of home working.

Overall this is a delightful home within this highly regarded village with viewing coming highly recommended to appreciate both the location and accommodation on offer.

ORSTON

The Conservation village of Orston has a highly regarded primary school, public house and riding school/livery yard and is located just off the A52 between the market town of Bingham and the village of Bottesford where there are

further amenities including secondary schooling, shops and restaurants, doctors and dentists. The village is convenient for the A52 and A46 providing good access to the cities of Nottingham and Leicester. There is a railway station just outside the village linking to Grantham and Nottingham and from Grantham there is a high speed train to King's Cross in just over an hour.

AN OPEN FRONTED STORM PORCH WITH TRADITIONAL PERIOD TIMBER ENTRANCE DOOR LEADS THROUGH INTO THE:

INITIAL HALLWAY

10'7" x 3'7" (3.23m x 1.09m)



Having attractive herringbone parquet affect flooring, deep skirting and high deep corniced ceiling opening out into an arched central hallway but with initial access into:



KITCHEN

14'5 x 13' (4.39m x 3.96m)



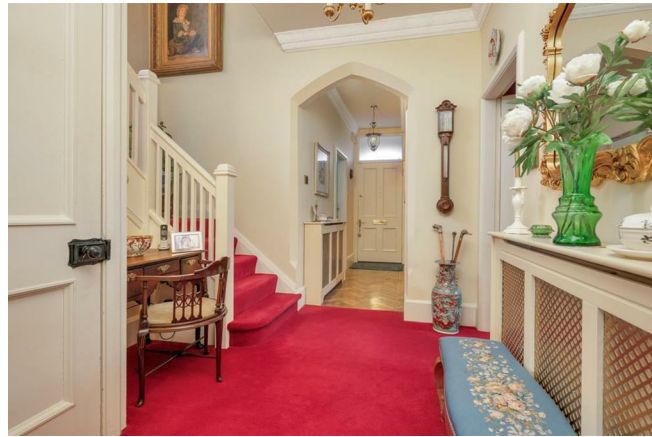
A well proportioned farmhouse style kitchen benefitting from air conditioning and fitted with a generous range of bespoke units having oak preparation surfaces, under mounted twin bowl ceramic sink with swan neck mixer tap, focal point to the room being attractive Aga range providing excellent cooking and warming facilities, plumbing for dishwasher, space for further free standing appliance, room for a dining table and sealed unit multi paned window.

Returning to:



INNER HALLWAY

11'8" into stairwell x 9'1" (3.56m into stairwell x 2.77m)



An attractive inner hall having high deep corniced ceiling, deep skirting, attractive spindle balustrade turning staircase rising to the first floor landing above with useful under stairs storage beneath and central heating radiator behind feature cover.

Further doors leading to:

DRAWING ROOM

12' x 8'11" (3.66m x 2.72m)



A versatile reception space which has bifold doors leading into a formal dining room this room could be utilised as a ground floor office or even has potential to be amalgamated into the kitchen creating a larger space, the room having attractive oak flooring, deep corniced ceiling, picture rail and sealed unit double glazed window.

Bifold doors lead through into:



DINING ROOM

14'11" max into bay x 12' (4.55m max into bay x 3.66m)



An attractive reception with large walk in bay windows overlooking the garden as well as linking through into the sitting room having continuation of the oak flooring, central heating radiator, feature panelled walls and high corniced ceiling.



SITTING ROOM

19' x 13' (5.79m x 3.96m)



A further versatile reception utilised as the main living room having dual aspect including attractive stained glass windows to the side and walk in bay window overlooking the garden, the focal point of the room being a feature fire surround and mantel with slate hearth and back, deep skirting, high corniced ceiling and picture rail.

A part glazed door leads through into:





ENCLOSED PORCH

3'8" x 1'9" (1.12m x 0.53m)

Having tiled floor, high ceiling and double doors leading out into the garden.

Returning to the initial hallway a further door gives access through into:

UTILITY ROOM

12'11" max x 7'10" (3.94m max x 2.39m)



A useful space that provides an excellent level of storage having a generous range of integrated dresser units, full height storage cupboards, built in wine rack and cooler,

space for free standing American style fridge freezer, fitted base units with oak preparation surfaces, under mounted ceramic sink with swan neck mixer tap, plumbing for washing machine, quarry tiled floor and multi paned window.

Further door leading through into:

L SHAPED GARDEN ROOM

26'4" max x 15'3" max (8.03m max x 4.65m max)



A fantastic well proportioned open plan L shaped reception currently utilised as a dining and living space but subject to consent could offer scope to relocate the kitchen into a large space overlooking the rear garden. The room offers attractive tiled floor, exposed beams, inset downlighters to the ceiling and glazed lantern, sealed unit double glazed multi paned windows, French doors leading into the garden and a stable door giving access into a side courtyard.

A further door leads into:





GROUND FLOOR CLOAK ROOM

5' x 3'9" (1.52m x 1.14m)



Having a two piece traditional style suite comprising mid flush WC, washbasin with chrome taps, traditional style column radiator, inset downlighters to the ceiling and window to the side.

Returning to the garden room a further part glazed door gives access through into:

STUDY

11'9" x 15" (3.58m x 4.57m)



A well proportioned home office perfect for today's way of working having aspect into the rear garden as well as

linking through into the double garage and, subject to consent, this area could offer scope to create a ground floor annex space for a dependent relative. The room has a range of bespoke fitted furniture including built in bookcases, storage cupboards and desk unit and central heating radiator concealed behind feature cover.

A further door gives access into:



DOUBLE GARAGE

19'10 wide x 17'3" deep (6.05m wide x 5.26m deep)

A double garage having twin electric up and over doors, power and light, pitched roof with useful storage in the eaves and ledge and brace courtesy door.

RETURNING TO THE INNER HALLWAY AN ATTRACTIVE SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING



Having central heating radiator, corniced ceiling and multi paned window to the side.

Further doors leading to:



BEDROOM 1

13' x 13'4" into wardrobes (3.96m x 4.06m into wardrobes)



A pleasant double bedroom benefitting from ensuite facilities with a range of bespoke fitted wardrobes and low level drawer units having high corniced ceiling, central heating radiator and sealed unit multi paned windows overlooking the garden.

A further door leads into:



ENSUITE SHOWER ROOM

8'5" x 3'11" (2.57m x 1.19m)



Having modern but traditional style suite comprising close coupled WC, pedestal washbasin, double width shower enclosure with sliding screen, wall mounted shower mixer with both independent handset and rainwater rose over, contemporary towel radiator, coved ceiling and multi paned window overlooking the garden.

BEDROOM 2

13'2" x 12' (4.01m x 3.66m)



A further well proportioned double bedroom with aspect into the garden, currently utilised as a dressing room having attractive high corniced ceiling, central heating radiator and sealed unit double glazed windows.

BEDROOM 3

14' x 13'3" (4.27m x 4.04m)



A further well proportioned double bedroom having aspect to the front, high corniced ceiling, chimney breast with period fire surround, deep skirting, central heating radiator and sealed unit double glazed window.

BEDROOM 4

13'2" x 11'10" (4.01m x 3.61m)



A further double bedroom with pleasant aspect across adjacent properties and paddocks beyond having high corniced ceiling, period fireplace, deep skirting, central heating radiator and sealed unit double glazed windows.

BATHROOM

10'4" x 9' (3.15m x 2.74m)



A well proportioned family bathroom having suite comprising tongue and groove effect, double ended panelled bath with chrome mixer tap and integrated shower handset, separate cylindrical shower enclosure with glass sliding screen and wall mounted shower mixer with

both independent handset and rainwater rose over, close coupled WC, heritage washbasin, tongue and groove effect panelled splash backs, built in airing cupboard, combination column towel radiator, separate central heating radiator, high corniced ceiling and sealed unit double glazed window.

EXTERIOR



The property occupies a delightful established plot, generous by modern standards as well as offering a south to westerly aspect main garden accessed by a pair of electric gates onto a sweeping gravelled driveway which runs across the front of the property and in turn to the brick and pantile double garage. The main garden is largely laid to lawn having well stocked perimeter borders with established trees and shrubs which offers an excellent degree of privacy and encompasses an attractive timber summer house and horticultural area with useful timber potting shed and greenhouse screened by timber trellising. In addition to the westerly side of the property is a large paved patio area that links back into the garden room creating an excellent outdoor entertaining space again with a good level of privacy, the majority of the garden getting the day, afternoon and evening sun for most of the year. Located to the northern side of the property is a further paved courtyard area again encompassing a large timber storage shed/workshop and brick and pantile cottage. Situated in the courtyard this would make a fantastic annex property for either extended families, teenagers or

guest suite or potentially, subject to consent as a short term let although would require some adaption.





COTTAGE GROUND FLOOR

11'4" (14'3" max into stairwell) x 11'11" (3.45m (4.34m max into stairwell) x 3.63m)



Currently fitted with a generous range of wall, base and drawer units finished in heritage style colours having glazed display cabinet, three runs of butcher's block effect laminate preparation surfaces including integral breakfast bar or study area, the focal point to the room being chimney breast with flagged hearth and inset solid fuel stove, exposed beams to the ceiling, central heating radiator, under stairs cupboard which houses the gas central heating boiler and double glazed window overlooking the courtyard.

Leading off this reception a staircase rises to an initial landing area which in turn leads to:

DETACHED ONE BEDROOMED COTTAGE

AN OAK STABLE DOOR WITH GLAZED LIGHT GIVES ACCESS INTO:

COTTAGE BEDROOM

10'6" x 11'11" into alcove (3.20m x 3.63m into alcove)



A double bedroom having aspect to the front with useful over stairs storage cupboard and built in wardrobe with central alcove.

A further door leads to:

FIRST FLOOR CLOAK ROOM

4'5" x 3'4" (1.35m x 1.02m)

Having a two piece suite comprising close coupled WC and pedestal washbasin, access loft space above, central heating radiator and window to side.

COUNCIL TAX BAND

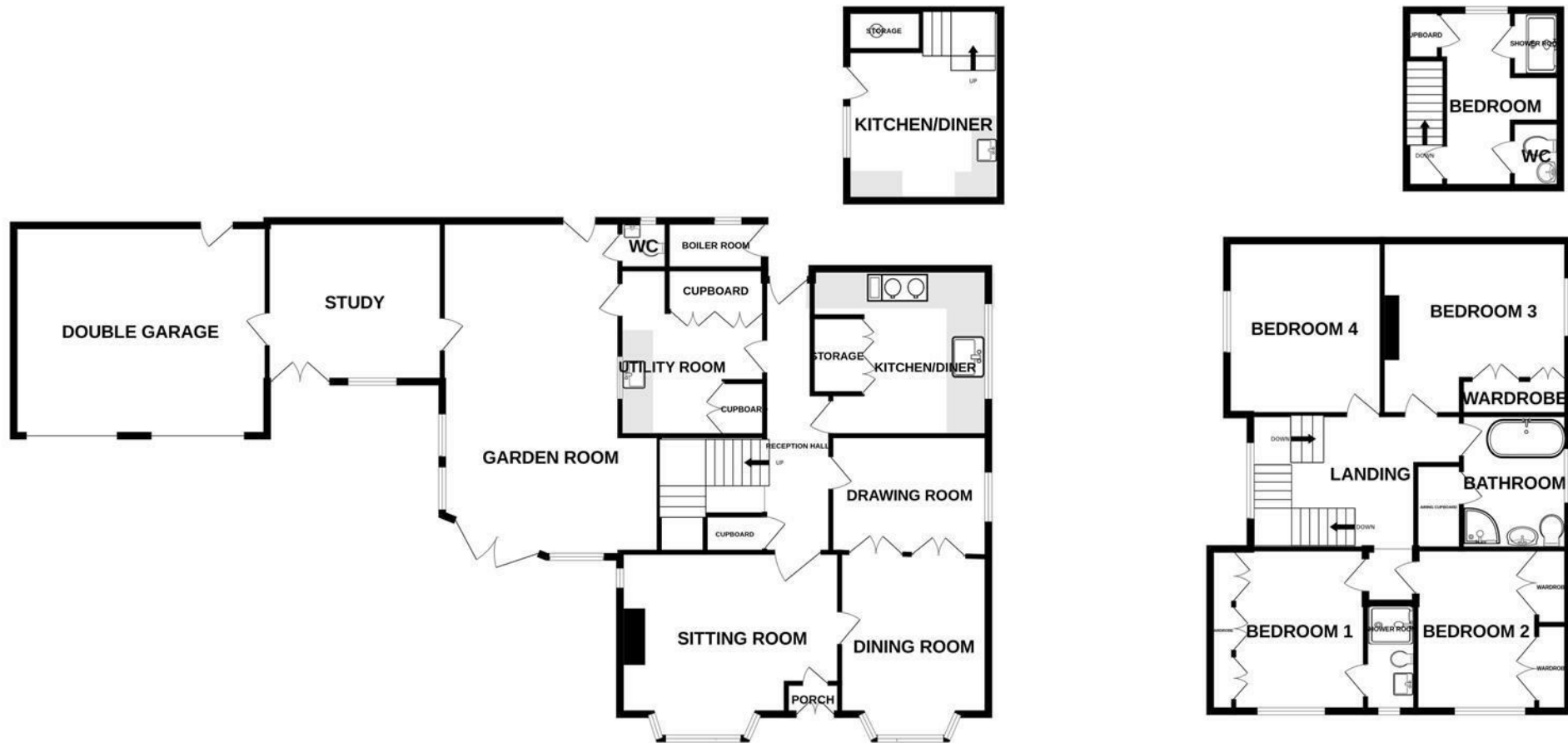
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TENURE

Freehold

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



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