



4 Church Close, Kneeton, Nottinghamshire,
NG13 8JU

Offers Over £800,000
Tel: 01949 836678

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

We have pleasure in offering to the market this stunning, individual detached dwelling designed and constructed to mimic a barn style home offering a deceptive level of accommodation lying in excess of 2,600sq.ft., tucked away in a small courtyard setting shared with only three other similar properties and having delightful aspect across to the pretty village church.

Completed in 2020 by a well regarded local developer the property was designed with a great deal of thought and attention to detail and finished to high specification, offering both modern and traditional elements to mimic a barn conversion. Having brick elevations beneath a pantile roof behind which lies versatile living space with several receptions having vaulted ceilings with exposed beams, oak internal doors and deep skirting and architrave combined with features of modern living including highly rated B efficiency with air source heat pump and underfloor heating to the ground floor, contemporary fixtures and fittings and neutral decoration throughout.

The property is likely to appeal to a wide range of prospective purchasers, offering the ability to be utilised as both a single or two storey home ,having a generous ground floor master suite that could be used as the main bedroom but would make an excellent guest suite or ground floor living for dependent relatives.

In it's current guise the property boasts three double bedrooms, all with ensuite facilities, with the first floor suite also offering a walk in dressing room. In addition there are two main reception rooms, one of which could be utilised as an additional fourth bedroom, but currently provides a fantastic light and airy office with doors leading out into the rear garden as well as attractive vaulted ceiling. The large L shaped living/dining kitchen is undoubtedly going to become the hub of the home, benefitting from windows to three elevations as well as doors leading out into the rear garden, making this a superb living/entertaining space.

In addition there is a useful utility room, walk through boot room and ground floor cloak room.

As well as the accommodation on offer the property occupies a delightful, beautifully maintained, landscaped plot with ample off road parking and garage with useful workshop/store behind. The gardens run to three sides with a southerly facing enclosed courtyard garden to the front, the main garden lying at the rear with large paved terrace that links back into the main reception areas.

Overall viewing is the only way to truly appreciate both the location and accommodation on offer.

KNEETON

The village of Kneeton can be traced in history back to 1086 where it was recorded in the Domesday Book as "Chenuiton" and at the time of recording the village consisted of 5 tenant farmers, 3 freed men and one priest. Women and children were not recorded and it is estimated that the village consisted 8 or 9 households totaling 30 to 40 people. The village has had little growth in the last 900 years, with the last census recording a population of less than 100, with new houses in Kneeton being very rare and less than 10 being added in the 20th and 21st centuries.

In 2018 Kneeton became a conservation area with 10 of the local properties in the village being Grade II listed which in turn creates a unique and pretty setting.

Kneeton is located 16 miles from Nottingham city centre, 29 miles from Leicester city centre and 31 miles from Lincoln. Closer amenities, including shops, public houses and local schools can be found in the nearby village of East Bridgford which is only 1.8 miles away with Flintham primary school being 3.5 miles away. The market town of Bingham is only a few minutes drive away and provides all the amenities necessary. There are fast trains running from Newark Northgate Station to London Kings Cross with a journey time of approximately 75 minutes.

A COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED SIDE LIGHT LEADS THROUGH INTO:

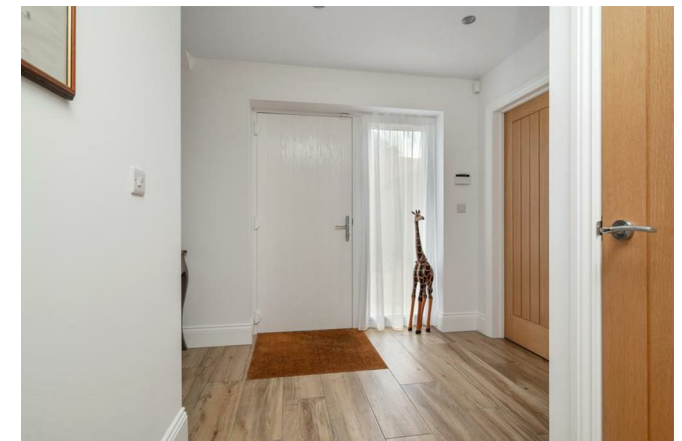
INITIAL ENTRANCE HALL

18'4" max into stairwell x 7'5" (5.59m max into stairwell x 2.26m)



A pleasant initial entrance vestibule having attractive timber effect tiled floor, deep skirting and architrave, inset downlighters to the ceiling, oak staircase with half landing rising to first floor and useful under stairs storage cupboard beneath.

Further engineered oak doors leading to:





OPEN PLAN LIVING/DINING KITCHEN
24'8" max x 25' max (7.52m max x 7.62m max)



A stunning, well proportioned, light and airy space benefitting from windows to three elevations including bifold doors leading out into the rear garden. This room is large enough to accommodate both living and dining area and provides a fantastic space both for every day living and entertaining. The kitchen is beautifully appointed with a generous range of Shaker style units with chrome fittings, granite preparation surfaces, undermounted twin bowl sink with chrome swan neck mixer tap and granite upstands, complementing central island unit also with

granite preparation surface and integral breakfast bar providing informal dining as well as an excellent working area with undermounted round bowl sink with brush metal swan neck mixer tap and integral boiling tap, further integrated appliances including dishwasher, wine cooler, Siemens induction hob with concealed hood over and Siemens fan assisted oven with combination microwave and warming drawer beneath, larder unit, alcove designed for free standing fridge freezer, inset downlighters to the ceiling and attractive tiled floor, deep skirting.

A further door leads through into:





UTILITY ROOM

7'9" x 6'9" (2.36m x 2.06m)



Having base and larder unit complementing the main kitchen, granite work surface over, undermounted sink with chrome swan neck mixer tap and granite upstands, plumbing for washing machine, space for tumble dryer, deep skirting, continuation of the tiled floor and double glazed exterior door leading into the garden.

Returning to the kitchen a further door leads into:

INNER HALLWAY

14'11" x 3'8" (4.55m x 1.12m)

Having attractive part pitched ceiling with exposed timbers, deep skirting and architrave, wood effect tiled floor and large double glazed window into the courtyard garden at the front.

Further doors leading to:

BEDROOM 2

17'6" x 11'2" (5.33m x 3.40m)



Having initial lobby leading into a well proportioned double bedroom benefitting from ensuite facilities and having attractive pitched ceiling with exposed trusses, deep skirting, fitted wardrobes with sliding door fronts and double glazed window to the side.

A further door leads through into:



ENSUITE BATH/SHOWER ROOM

13'5" x 5'7" min (8'8" max into shower enclosure) (4.09m x 1.70m min (2.64m max into shower enclosure)



A well proportioned L shaped space beautifully appointed with a contemporary suite comprising double ended bath with wall mounted shower mixer and integrated handset, separate double length shower enclosure with glass screen and wall mounted mixer with both independent handset and rainwater rose over, close couple WC, contemporary Laufen vanity unit with inset washbasin, twin chrome taps and tiled splash backs, high ceiling with exposed trusses, contemporary towel radiator and double glazed window.



BEDROOM 3

11'10" x 13'3" (3.61m x 4.04m)



A further double bedroom also benefitting from ensuite facilities having attractive high ceiling with exposed timbers, deep skirting, built in wardrobe and double glazed window to the side.

A further door leads through into:

ENSUITE SHOWER ROOM

8'2" x 3'11" (2.49m x 1.19m)



Having contemporary suite comprising shower enclosure with glass screen and wall mounted shower mixer with

both independent handset and rainwater rose over, close coupled WC, vanity unit with washbasin, chrome mixer tap and tiled splash backs, high ceiling with exposed timbers, contemporary towel radiator and double glazed window to the side.

RETURNING TO THE MAIN ENTRANCE HALL AN OPEN DOORWAY LEADS THROUGH INTO:

INNER HALLWAY

12'7" x 5'5" max (3.84m x 1.65m max)

A well proportioned space having integrated bench with cloaks hanging above, high ceiling with exposed beams and deep skirting.

Further doors leading to:

GROUND FLOOR CLOAK ROOM

5'2" x 4'9" (1.57m x 1.45m)

Having a contemporary two piece suite by Laufen comprising close coupled WC and vanity unit with rectangular washbasin, chrome mixer tap and tiled splash backs, continuation of wood effect tiled floor, pitched ceiling with exposed beam and double glazed window.

SITTING ROOM

17'5" x 15' (5.31m x 4.57m)



An attractive, well proportioned, light and airy space benefitting from a dual aspect having double glazed windows into the courtyard garden at the front as well as

bifold doors leading out into the garden at the rear with far reaching and panoramic views. The room having attractive high ceiling with exposed beams and deep skirting.

A further door leading through into:



STUDY

24' x 9'10" (7.32m x 3.00m)



A further fantastic space currently utilised as a home office but could provide a further double bedroom or would make an excellent gym or teenage snug, the room having a wealth of character having high vaulted ceiling with exposed king post and truss, deep skirting, inset

downlighters to the ceiling and double glazed French doors leading out into the garden affording attractive elevated views.

RETURNING TO THE MAIN ENTRANCE HALL AN ATTRACTIVE STAIRCASE WITH OAK BALUSTRADE AND HALF LANDING RISES TO:

FIRST FLOOR LANDING



Having part pitched ceiling with inset conservation skylight and large built in L shaped airing cupboard.

Further doors lead to:

AIRING CUPBOARD

8'9" max x 7'5" max (2.67m max x 2.26m max)

A really useful storage airing also housing pressurised hot water system.

MASTER BEDROOM

24'9" max x 10'8" max (7.54m max x 3.25m max)



A fantastic, well proportioned room situation in the eaves, offering around 400sq.ft. of floor area comprising a large double bedroom with both walk in dressing room and ensuite facilities. The main double bedroom having attractive part pitched ceiling with inset skylights and downlighters, deep skirting and central heating radiator.

An open doorway leads through into:



WALK IN WARDROBE/DRESSING ROOM

10'7" x 5'7" (3.23m x 1.70m)

Having fitted hanging rails and storage shelves, pitched ceilings with inset downlighters and skylight.

Returning to the master bedroom a further door leads through into:

ENSUITE BATH/SHOWER ROOM

13' x 5'10" (3.96m x 1.78m)



A well proportioned ensuite having double ended bath with wall mounted mixer tap with integral shower handset, tiled alcove above, separate double length shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC, contemporary vanity unit with inset Laufen washbasin, twin chrome taps and tiled splash backs, LED mirror over, pitched ceiling with inset downlighters and skylight and contemporary towel radiator.



EXTERIOR

The property occupies a delightful location tucked away in a small cul-de-sac location shared with a handful of other bespoke barn style dwellings, approached initially by an open plan frontage which provides a generous level of off road parking and in turn leads to an attached garage/workshop to the rear. To the rear of the garage is an attached workshop/store. To the fore of the property is an attractive, low maintenance, enclosed courtyard style garden with a south easterly aspect, enclosed by brick walls with ledge and brace courtesy gates leading into a substantial flagged area with stone chipping borders and access to the main entrance. The main gardens lie to the side and rear and have been beautifully maintained with, to the westerly side, a low maintenance courtyard style garden having granite chipping borders with inset shrubs and low brick wall with paved pathway leading to the rear garden which benefits from a substantial flagged terrace that links back into the main reception rooms including the living area of the kitchen making it ideal for entertaining in the summer months. The rear garden having central lawn, stone chipping timber edged borders with established shrubs, enclosed by brick walls and post and rail feather edged board fencing and offers attractive views to adjacent period buildings as well as elevated views across to the Trent escarpment on the horizon and the delightful village church to the side.





GARAGE

21'11" x 11'9" (6.68m x 3.58m)

Having double doors to the front and courtesy door into the courtyard at the side.

WORKSHOP/STORE

11'9" x 6'6" (3.58m x 1.98m)

COUNCIL TAX BAND

Rushcliffe Borough Council - Band G

TENURE

Freehold

ADDITIONAL NOTES

Property is understood to be on mains electric, water and heating is provided by an air heat source pump (information taken from Energy performance certificate and/or vendor).

The property lies within the village conservation area.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications

and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

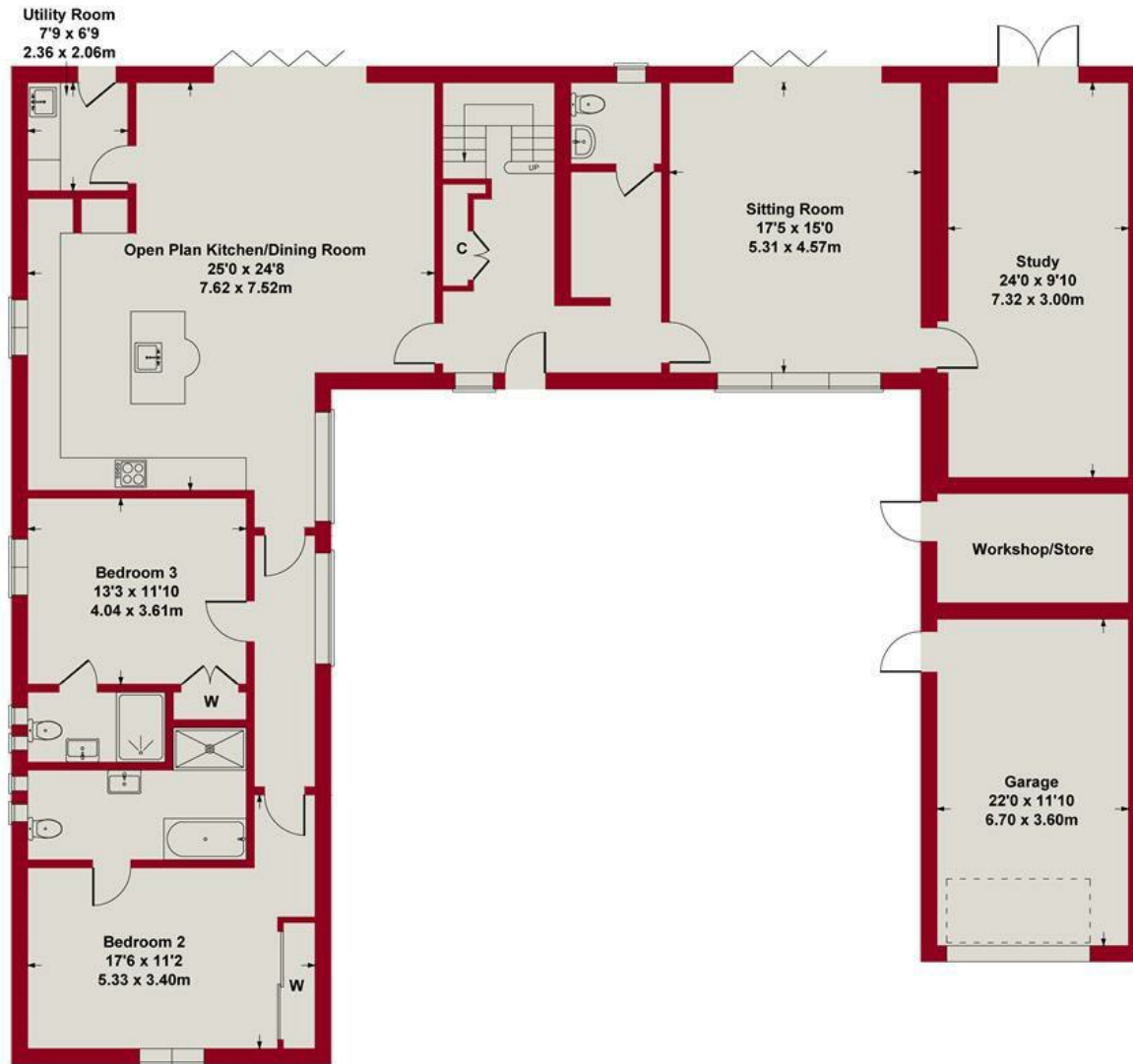
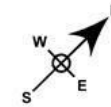
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

Approximate Gross Internal Area
2852 sq ft - 265 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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