



**Woodside View Staunton In The Vale,  
Nottinghamshire, NG13 9QB**

**No Chain £799,950**

**Tel: 01949 836678**

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

- Substantial Detached Bungalow
- Plot Approaching 1.5 Acres
- Twin Double Garages
- 4 Bedrooms 3 Receptions
- Private Secluded Setting
- Accommodation In The Region Of 2,700 Sq.Ft.
- Considerable Gated Driveway
- Formal Gardens & Small Paddock
- Rural Location
- No Upward Chain

A rare opportunity to acquire a substantial detached bungalow which offers a significant level of accommodation extending to approximately 2,700 sq.ft., located in a rural position on a generous plot which approaches 1.47 acres with formal gardens surrounding the property and small grass paddock at the rear overlooking adjacent fields.

The property is secluded from the road behind tree lined boundaries with electric gated access leading onto a substantial sweeping driveway which provides a considerable level of off road parking and leads to twin double garages.

Internally the property offers a great deal of versatility in its layout which, in its current guise, provides four double bedrooms with ensuite and main bathroom, three main reception areas as well as two utilities and cloak room.

The property would be perfect for those looking for a substantial level of accommodation and, for those with a higher budget, offers further potential to either expand or reconfigure the property to their own requirements, making use of its superb plot and location.

The property is situated on the edge of the village envelope, between the villages of Staunton in the Vale and Long Bennington, with a Staunton benefitting from a highly regarded public house and restaurant is a short drive way away from the villages of Long Bennington and Bottesford, both of which provide an excellent level of amenities with local schools, public houses, supermarkets and village stores. The larger towns of Newark and Grantham are a short drive away with excellent road links via the A1, A46 and A52. In addition there is a railway station in Bottesford with links to Nottingham and Grantham with Grantham offering a high speed rail link to Kings Cross London in just over an hour.

### STAUNTON IN THE VALE

The village of Staunton in the Vale has amenities including a popular public house, Montessori nursery and is within the catchment area of the well regarded primary school at Orston and Toothill school in Bingham Further amenities can be found in the nearby villages of Long Bennington and Bottesford and via the A1 to the market towns of Newark and Grantham with their high speed trains to London. The village is also well placed for commuting via the A52, A46 and M1.

A TIMBER DOOR WITH GLAZED LIGHTS LEADS THROUGH INTO:

### INITIAL ENTRANCE HALL

Having radiator concealed behind feature cover, windows to two elevations and further doors leading to:

### SITTING ROOM

A well proportioned reception which benefits from windows to three elevations, the focal point being chimney breast with feature fireplace, mantel and raised tiled hearth, the room also having deep skirting, coved ceiling and sliding patio door into the garden.

### CLOAK ROOM

5'8" x 6'7" (1.73m x 2.01m)

Having a modern two piece suite comprising WC with vanity surround and pedestal washbasin and obscured glazed window.

### INNER LOBBY

11'10" x 3'8" (3.61m x 1.12m)

Having two built in storage cupboards, central heating radiator concealed behind feature cover and further doors leading, in turn, to:

### BEDROOM 4

10'9" x 8'11" (3.28m x 2.72m)

A versatile space which could provide both a double bedroom or additional reception having coved ceiling and window into the garden.

Returning to the inner lobby a further glazed door leads through into:

### L SHAPED INNER HALLWAY

14'7" x 5'8" (4.45m x 1.73m)

Again having built in storage, coved ceiling, central heating radiator behind a feature cover, access to loft space above and further doors, in turn, leading to:

### BEDROOM 1

11' x 14'4" (excluding wardrobes) (3.35m x 4.37m (excluding wardrobes))

A well proportioned double bedroom having aspect into the garden with coved ceiling, deep skirtings and further door leading through into:

### ENSUITE BATHROOM

11' x 6' (excluding wardrobes) (3.35m x 1.83m (excluding wardrobes))

A well proportioned ensuite having a modern suite comprising panelled bath with chrome mixer tap, further wall mounted shower mixer and glass screen, WC with vanity surround, bidet and pedestal washbasin, electric towel radiator, a run of built in wardrobes and storage units with mirrored door fronts and obscured glazed window.

### BEDROOM 2

16'4" x 11'9" (4.98m x 3.58m)

A further well proportioned double bedroom having aspect into the garden with coved ceiling and deep skirtings.

## BATHROOM

8'3" x 5'3" (2.51m x 1.60m)

Having a three piece white suite comprising tiled panelled bath with chrome taps, wall mounted shower mixer and bifold screen, close coupled WC and pedestal washbasin, electric combination towel radiator, tiled splash backs and floor and obscured glazed window.

## BEDROOM 3

10'9" x 9' (3.28m x 2.74m)

A double bedroom having aspect to the side with coved ceiling and deep skirtings.

RETURNING TO THE MAIN ENTRANCE HALL A FURTHER GLAZED INTERNAL DOOR LEADS THROUGH INTO:

## INNER HALLWAY

11'11" x 3' (3.63m x 0.91m)

Having coved ceiling, deep skirtings and further doors, in turn, leading to:

## LAUNDRY/BOILER ROOM

9' x 7'9" in total (2.74m x 2.36m in total)

Having initial boiler room housing floor standing oil fired central heating boiler, work surface, shelving, window to the side and an open doorway leading through into the second half of the utility with plumbing for washing machine, space for tumble dryer, room for further free standing appliance, fitted shelving and external door into the garden.

## KITCHEN

20'4" x 10'4" (6.20m x 3.15m)

Having a dual aspect with window to the front and side overlooking the garden, the kitchen fitted with a range of wall, base and drawer units, U shaped configuration of laminate preparation surfaces, sink and drain unit with mixer tap and tiled splash backs, integrated appliances including electric hob and double oven, coved ceiling, deep skirtings and further door leading through into:

## UTILITY ROOM

8'11" x 8'8" (2.72m x 2.64m)

Having fitted wall and base units providing an excellent level of storage, U shaped configuration of preparation surfaces, inset sink and drain unit with tiled splash backs, access to loft space above and window overlooking the garden.

Returning to the kitchen a further door leads through into:

## SECONDARY ENTRANCE HALL

9'7" x 3'10" (2.92m x 1.17m)

Having coved ceiling, deep skirtings, exterior doors to both the front and rear and further doors leading to:

## CLOAKS CUPBOARD

5'8" x 4'8" (1.73m x 1.42m)

A useful space making an excellent cloaks cupboard and in turn giving access into:

## CLOAK ROOM

5'11" x 3'10" (1.80m x 1.17m)

Having a two piece white suite comprising close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs and obscured glazed window.

## STUDY

8'5" x 6'9" (2.57m x 2.06m)

Having coved ceiling, deep skirtings, window overlooking the rear garden and an archway leading through into:

## FAMILY ROOM

17'10" x 17'6" (5.44m x 5.33m)

A well proportioned and versatile reception which could potentially be utilised as a further double bedroom or alternatively makes an excellent reception space providing and additional sitting, games room or generous study having windows to both front and rear elevations.

## EXTERIOR

The property occupies an impressive secluded plot in a rural position between the hamlet of Staunton and the village of Long Bennington with ease of access to local amenities. The plot approaches 1.5 acres comprising formal gardens surrounding the bungalow and a further small grass paddock area to the rear, the property affording an aspect across to adjacent fields. The gardens run to all sides and the property is approached by an initial sweeping electric gated driveway providing a substantial level of off road parking and which, in turn, leads to twin double garages with electric roller shutter doors, power and light. The remainder of the gardens are laid to lawn and are well stocked with established trees and shrubs, the front garden benefitting from a southerly aspect which wraps round to a westerly paved terrace at the side with further lawned gardens and raised timber deck area, well stocked perimeter borders and, in turn, a further garden at the rear with further timber shed. To the northerly side, leading off the formal gardens, a timber courtesy gate gives pedestrian access into a small grass paddock with aspect across to adjacent fields.

## COUNCIL TAX BAND

Newark & Sherwood District Council - Band F

## TENURE

Freehold

## ADDITIONAL NOTES

We are informed the property is on mains electric, drainage and water, central heating is oil fired. The property, or elements of it, maybe timber framed. (information taken from Energy performance certificate and/or vendor).

Note the property has an agricultural restriction within the title, however there is a certificate

of lawful use issued by Newark and Sherwood District council in 2025, allowing the property to be used for residential use, therefore the restrictions do not need to be met by any perspective purchaser.

### **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>



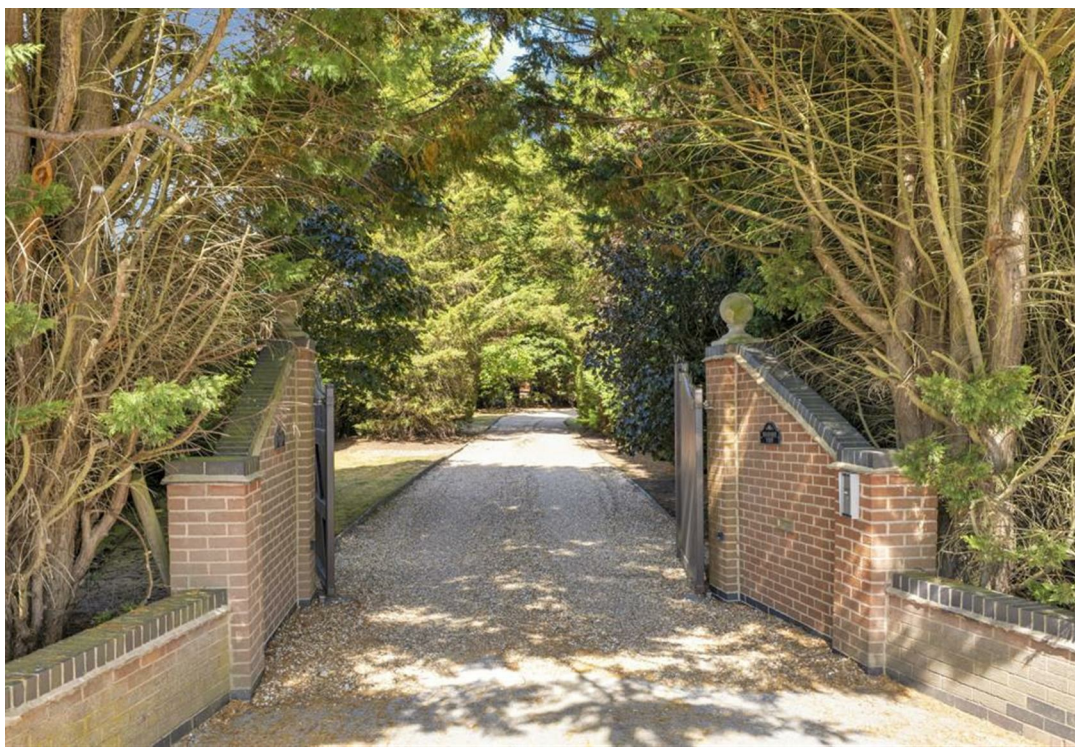










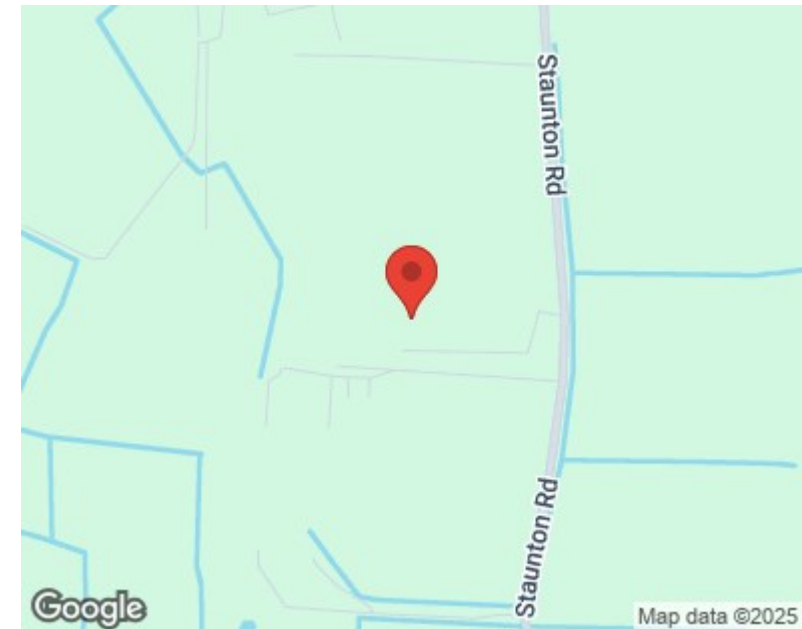
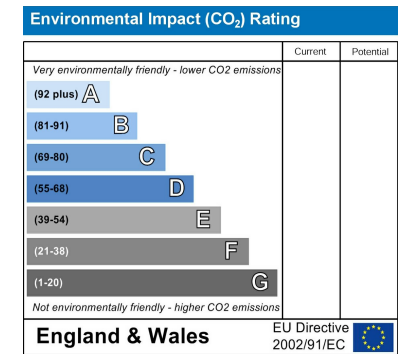
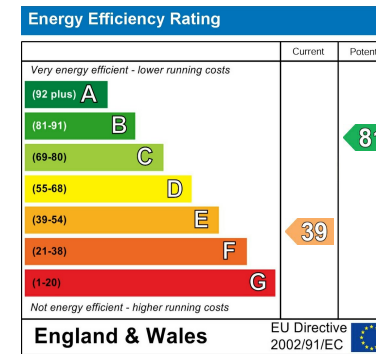




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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**RICS**



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