



**Oak Tree House Cropwell Road, Tithby,
Nottinghamshire, NG13 8GS**

£895,000

Tel: 01949 836678

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

- Detached Oak Framed Dwelling
- 2 Ensuites & Main Bathroom
- High Specification Finish
- Ample Parking & Potential Garaging
- Southerly Rear Aspect
- 4 Bedrooms 2 Receptions
- Utility & Ground Floor Cloak Room
- Delightful Corner Plot
- Small Hamlet Setting
- Completed In 2023 With 10 Year Warranty

A rare opportunity to purchase a truly individual detached, oak framed, home by well regarded Oakwrights which offers in excess of 2,100 sq.ft. of internal accommodation finished to a high specification with a great deal of thought and attention to detail. The property offers an immense level of character with its internal exposed green oak frame, vaulted ceilings and exposed beams complemented by oak skirtings, architraves and internal doors, Porcelanosa tiling and contemporary fixtures and fittings. In addition the property benefits from underfloor heating to the ground floor fueled by an air source pump which, together with Mechanical Ventilation and Heat Recovery MVHR, combines to create an extremely green, sustainable and energy efficient home. Three Phase electricity provides super fast charging of electric vehicles. The property also benefits from aluminium powder coated double glazed windows with timber internal finish and galvanised rainwater gutters.

The property offers two main reception areas which could be reconfigured to create a third reception and is currently utilised as a sitting/dining room leading off the initial entrance hall. The hallway in turn leads to a cloakroom and into the main living space which incorporates an initial vaulted area with an attractive contemporary steel, glass and oak staircase and, in turn, an open plan living/dining kitchen which will undoubtedly become the hub of the home and creates an well proportioned space with access out into the rear garden. The kitchen is tastefully appointed in keeping with the style of home and links through into a useful utility/plant room.

To the first floor, leading off an initial galleried area with a good level of integrated storage, are four bedrooms, two with ensuite and main bathroom, The impressive master suite has an attractive gable end which affords wonderful views to the south. As well as the internal accommodation the property occupies a delightful corner plot located close to the heart of this small hamlet with a delightful aspect across to the 13th century village church.

The property benefits from gardens to three sides, the main garden being on the southerly aspect, and a gated driveway and double garage/outbuilding.

Overall this is a unique opportunity to purchase one of the few oak framed dwellings within the region.

TITHBY

Tithby is a pretty hamlet lying a couple of miles south of the market town of Bingham into the Vale of Belvoir. Facilities can be found in the nearby villages of Langar and Cropwell

Bishop including primary schools and the nearby market town of Bingham has a good range of amenities including secondary schooling, shops, doctors and dentists, leisure centre, public houses and restaurants. The village is surrounded by beautiful Vale of Belvoir countryside with walks and bridlepaths, and is not far from the historic Belvoir Castle. Both the A46 and A52 are close by with links to the A1 and M1 with train stations in both Bingham and Grantham, from Grantham there is a high speed train to King's Cross in just over an hour.

AN ATTRACTIVE OAK FRAMED PORICOED STORM PORCH LEADS TO A CONTEMPORARY ENTRANCE DOOR AND, IN TURN, INTO:

INITIAL ENTRANCE HALL

13' x 12'7" max (3.96m x 3.84m max)

An L shaped entrance vestibule welcomes you into this interesting home and gives a flavour of the property's inherent character with the exposed oak frame which is complemented by oak skirtings and architrave, internal contemporary doors and an attractive stone tiled floor.

Further doors lead to:

GROUND FLOOR CLOAK ROOM

7'4" x 5' (2.24m x 1.52m)

Having a contemporary two piece suite comprising close coupled WC and vanity unit with inset washbasin with chrome mixer tap and tiled splash backs, inset downlighters to the ceiling and double glazed window to the side. There is also plumbing and space for a shower if required.

SITTING ROOM

16'7" x 12'11" (5.05m x 3.94m)

A versatile reception which is open plan to a dining area that potentially could be separated if required to create two separate receptions but in its current layout works really well as a generous, open plan, light and airy space benefitting from windows to two elevations, having attractive wide board oak flooring, deep oak skirtings, exposed internal oak frame and inset downlighters to the ceiling. The living is open plan to an area currently utilised as a dining space which alternatively would make a good study area.

DINING AREA

15'9" x 7'5" (4.80m x 2.26m)

Having continuation of the oak flooring, exposed timber frame, double glazed full height window and exterior door.

OPEN PLAN LIVING/DINING KITCHEN

33'3" x 16'10" (20'10" max) (10.13m x 5.13m (6.35m max))

A fantastic open plan, everyday living/entertaining space which comprises an initial kitchen area leading through to a light and airy living space with windows to two elevations including French doors leading out into the rear garden. The room is packed full of character

with attractive exposed internal oak frame, deep oak skirtings, continuation of the stone tiled floor, inset downlighters to the ceiling and a further three pendent downlighters above the central island unit.

The kitchen is tastefully appointed and finished to a high specification, having a range of base and drawer units with solid beech fronts hand painted in heritage style colours and generous runs of marble preparation surfaces including a large central island unit with integral breakfast bar providing informal dining as well as an excellent working space. In the main run of preparation surfaces is an undermounted Belfast style twin bowl sink with brush metal swan neck mixer tap. Integrated appliances include Neff induction hob with fan assisted oven beneath, dishwasher and recycling drawer.

The kitchen area is in turn open plan to a living space which benefits from a dual aspect having double glazed windows to the side and rear and French doors leading out into the garden. Combined this creates a fantastic, open plan, everyday living/entertaining area which will undoubtedly become the heart of the home.

Leading off the kitchen area is:

UTILITY AREA/PLANT ROOM

11'6" x 7'4" (3.51m x 2.24m)

Tastefully appointed having fitted base units complementing the main kitchen with marble preparation surface over, undermounted Belfast style sink with chrome swan neck mixer tap and marble upstands, plumbing for washing machine, space for tumble dryer and room for free standing fridge freezer. The room also houses the pressurised hot water system, underfloor heating manifolds and electrical consumer unit. The room having inset downlighters to the ceiling, continuation of the tiled floor and double glazed window.

RETURNING TO THE OPEN PLAN LIVING/DINING KITCHEN AN ATTRACTIVE FLOATING OPEN TREAD STAIRCASE WITH OAK STEPS AND GLASS BALUSTRADE RISES TO:

FIRST FLOOR GALLERIED LANDING

A fantastic space with full height glazed gable end, exposed internal oak frame, pitched ceiling, exposed purlins, inset electrically controlled skylight, access to useful under eaves storage and further oak doors in turn leading to:

MASTER SUITE

A fantastic, well proportioned, light and airy suite comprising a generous double bedroom with ensuite leading off and a pleasant aspect into the rear garden with elevated views beyond The room is accessed by:

INITIAL CORRIDOR

9' x 2'11" (2.74m x 0.89m)

Having an attractive pitched ceiling with exposed oak purlin, column radiator, oak skirtings and architrave and an open doorway to:

MAIN BEDROOM

16'6" x 12'8" (5.03m x 3.86m)

A well proportioned double bedroom offering a wealth of character, having exposed internal oak frame, vaulted ceiling, glazed gable end and French doors with Juliette balcony overlooking the rear garden.

A further door leads through into:

ENSUITE SHOWER ROOM

12'6" x 5'2" (3.81m x 1.57m)

Having a contemporary suite comprising double width shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and vanity unit with washbasin and vanity surround with tiled splash back, oak skirtings, attractive exposed internal oak frame and pitched ceiling with electrically operated skylight.

BEDROOM 2

11'7" x 12'11" (3.53m x 3.94m)

A further double bedroom also benefitting from ensuite facilities, having an attractive vaulted ceiling, exposed oak frame, deep oak skirtings and architrave, double glazed window with delightful aspect across to the pretty village church and a further door leading through into:

ENSUITE SHOWER ROOM

7'4" x 4'9" (2.24m x 1.45m)

Having a contemporary suite comprising double width shower enclosure with glass screen and wall mounted shower mixer, close coupled WC and vanity unit with inset washbasin and tiled splash back, exposed oak frame, deep oak skirtings and electrically operated skylight set into a pitched ceiling with exposed oak purlin.

BEDROOM 3

12'7" x 7'9" (3.84m x 2.36m)

Currently utilised as a dressing room adjacent to the master suite but would make a further double bedroom, having an attractive pitched ceiling with exposed oak purlin and timber frame, deep skirtings, column radiator and two double glazed windows.

BEDROOM 4

11'11" x 7'9" (3.63m x 2.36m)

An attractive room having a glazed gable end, exposed oak timber frame, oak skirtings and architrave, attractive pitched ceiling and double glazed window to the side.

MAIN BATHROOM

13' x 5'6" (3.96m x 1.68m)

Beautifully appointed with a contemporary suite comprising double ended bath with wall mounted mixer tap, separate double length shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close

coupled WC and vanity unit with chrome mixer tap and tiled splash backs, attractive pitched ceiling with exposed oak timber frame, skirtings and architrave and electrically operated inset skylight to the ceiling.

DOUBLE GARAGE/OUTBUILDING

17' x 16'8" (5.18m x 5.08m)

The detached double garage space was built to be used as a garage or additional room, having been completed to full building regulations with a double skin, insulated roof, power and light and is currently utilised as a storage/workshop space, having glazed lights and door to the front overlooking the main driveway. However it could be converted into a double garage with the installation of additional doors.

EXTERIOR

The property occupies a delightful corner plot at the heart of this small pretty hamlet with a pleasant aspect across to the historic Holy Trinity church which is understood to date back to the 13th century.

The plot extends to just in excess of 600 sq.m. with gardens to all sides, having established borders and mature trees. The main garden lies to the south side of the property with an initial terrace leading onto a central lawn and vehicular access via a pair of substantial gates which leads onto a good level of off road parking and, in turn, a detached workshop which it would be straightforward to return back to a double garage if required, or alternatively converted (subject to consent) into additional accommodation.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains electric, drainage and water, heating is via an air source heat pump. We understand there is wiring for an electric car charger in the "garage" which is on three phase electricity (information taken from Energy performance certificate and/or vendor).

There are tree preservation orders in place.

We understand there to be a historic chancel liability relating to the village church, with a deed of indemnity in place supplied by "The Crown".

We are aware of a planning application for a small (six bespoke dwellings) tasteful development to the rear of the adjacent farmhouse. We feel this will enhance the area should it ever proceed. Further details can be found on Rushcliffe Borough Councils planning portal under reference:- 25/00106/FUL

The property benefits from the remainder of its ten year structural warranty (approximately eight years remaining at time of instruction September 2025).

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>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

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

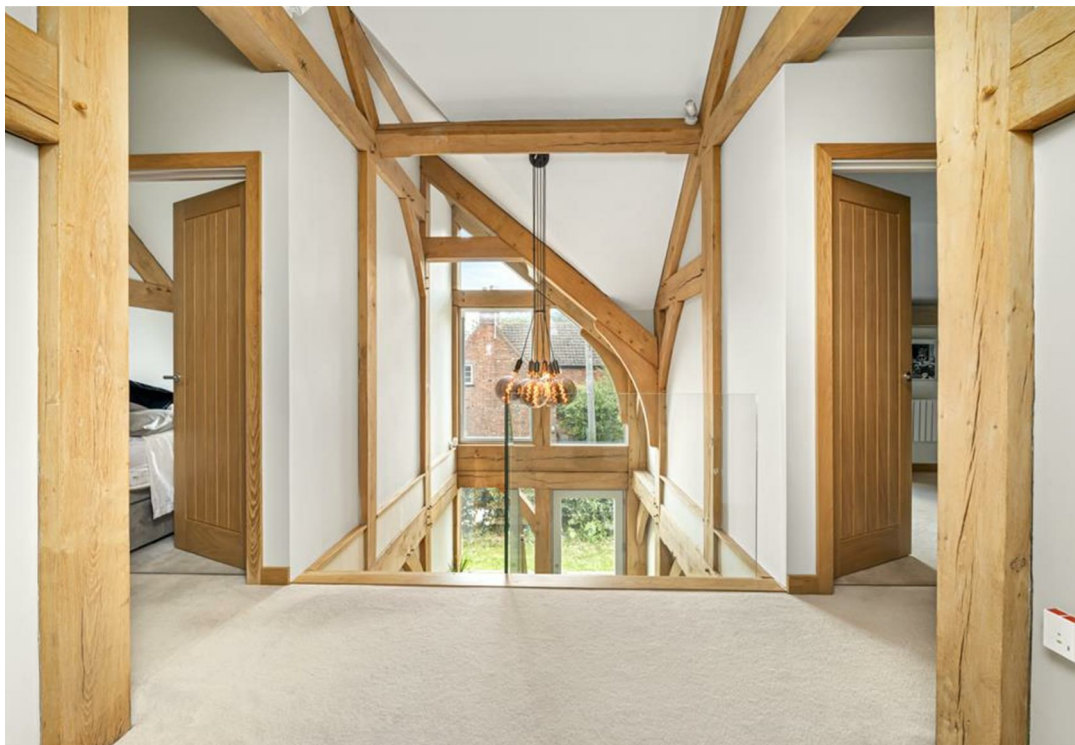
Planning applications:-

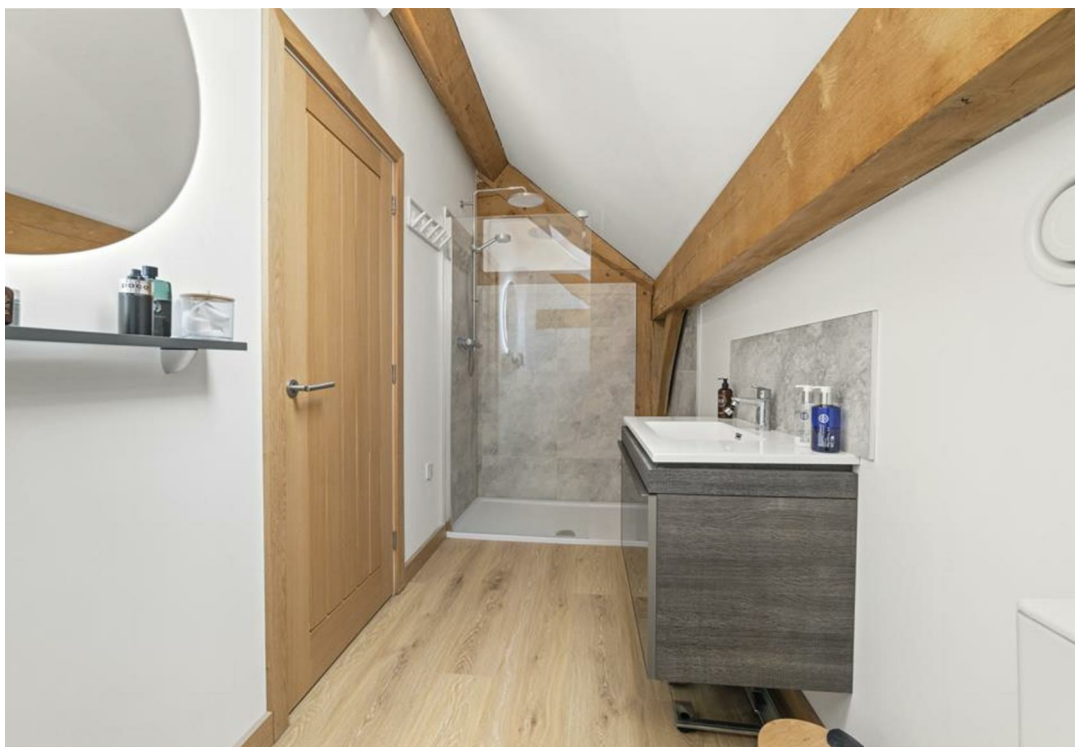
<https://www.gov.uk/search-register-planning-decisions>







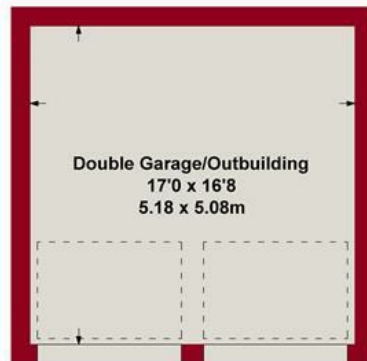








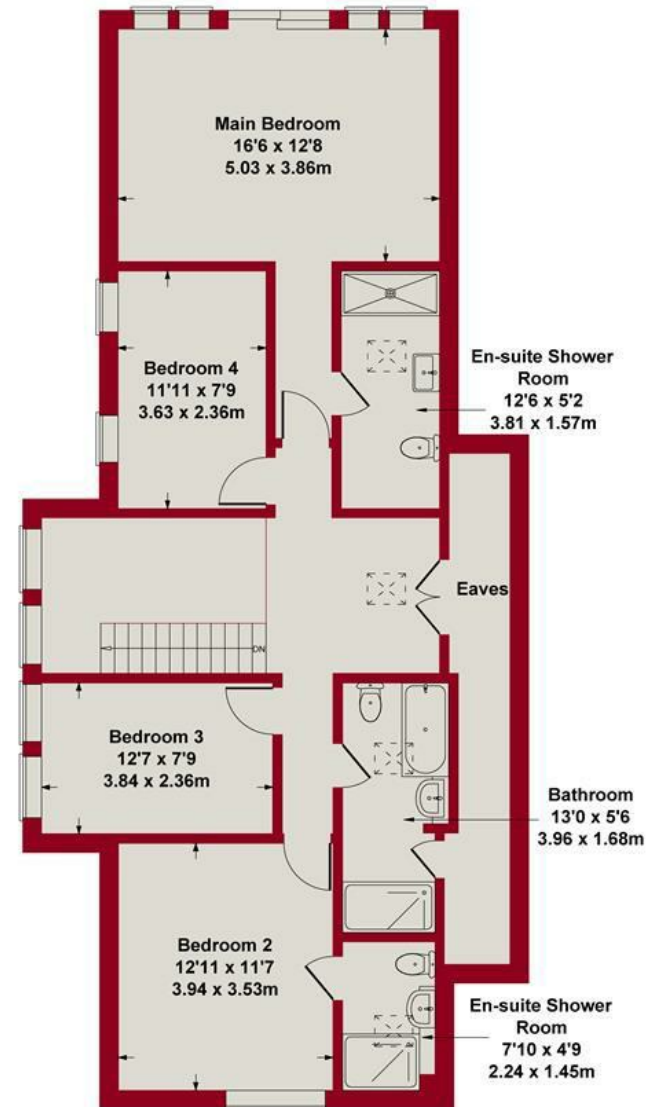




GARAGE



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.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B	87	
(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



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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.

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