



High Street, Sutton on Trent, Newark,
NG23 6QA

£625,000

Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

A superb seven bedroom, late Georgian, three storey detached house situated on a 0.38 acre plot with secluded landscaped gardens. The living accommodation has the benefit of an oil fired central heating system and mainly wood framed double glazed box sash and casement windows, bespoke made in character with the property, and installed in approximately 2012.

The living accommodation briefly comprises ground floor with reception hall, drawing room, dining room, study, conservatory, cloak room with WC, laundry room, Butler's pantry, inner hall, dining kitchen, utility room and boot room. The first floor accommodation includes landing, bedroom one, bedroom two, back landing, bedroom three, en-suite bathroom, study with back stair case, family bathroom and bedroom four. From the landing a staircase leads to the second floor, galleried landing, bedroom five and six. We estimate the gross internal floor area of the house to be 3580 sq.ft approximately.

The living accommodation is well presented and offers a wealth of period features, charm and character. Outside a private driveway, accessed from High Street, offers ample parking for several vehicles and leads to an oak framed double car port and sectional concrete workshop store. The beautiful landscaped gardens feature a walled frontage to High Street, stone patio area, walled gardens with lawned area, pergola, garden pond and trellis. There is an arbour, beech hedging and opening into a lawned area surrounded by a variety of trees and summerhouse. There is a spinney area and gated access to Hemplands Lane. Additionally, there is a vegetable garden with planter, greenhouse and sheds. The gardens enjoy a good degree of privacy and seclusion.

This fine Georgian property would be ideal for those seeking a large detached house with spacious gardens with a well served village location with excellent amenities including primary school, shops and doctor's surgery. Viewing is highly recommended.

Sutton on Trent is a village located just 8 miles north of Newark and accessed by the A1 dual carriageway. There are excellent village amenities here which include a Co-op

store, a deli with a small cafe, the Lord Nelson pub and restaurant, two hairdressers, a doctor's surgery and a primary school which has a good Ofsted report. The village falls within the catchment area of the Tuxford Academy secondary school which is located just 4 miles away.

For those who enjoy outdoor activities such as cycling or walking there are a network of country lanes, public footpaths and bridleways which allow access to the neighbouring villages, walks in the beautiful surrounding countryside and along the banks of the River Trent. In the neighbouring village of Weston (2 miles) is the popular Hall Farm Country Store and cafe. Shopping facilities in Newark include a recently opened M&S food hall. Additionally, there are Waitrose, Morrisons, Asda and Aldi supermarkets. Fast trains are available from Newark Northgate railway station and connect to London King's Cross with a journey time of approximately 1 hour 30 minutes. Sutton on Trent is well served by local bus services which connect to Newark, Retford and surrounding villages, provided by locally based Marshalls coaches.

The property is of conventional brick construction. The facade has a brick facing with a Portico entrance. The remaining elevations are rendered, the main roof sections are Rosemary tiled. We believe the older part of the property dates from the late 17th Century, that was evidently originally a modest cottage, and later gentrified with a substantial late Georgian three storey double fronted house. The main part of the property, we would suggest, is dated between 1800 and 1850.

The living accommodation is arranged over three levels and can be described in more detail as follows:



GROUND FLOOR

RECEPTION HALL

14'3 x 7'1 (4.34m x 2.16m)

Panelled front entrance door, Dado rail, pine boarded floor. Stairs leading to first floor.

DRAWING ROOM

15'3 x 14'5 (4.65m x 4.39m)



Adam's style fire surround and brick fireplace incorporating a wood burning stove, panelled Dado, door to conservatory, picture rail and cornice. Two double panel radiators. Box sash window to front elevation.

DINING ROOM

15'1 x 14'3 (4.60m x 4.34m)



Mahogany fireplace surround and marble tiled inset, Dado rail, picture rail, centre rose and two radiators. Box sash window to front elevation, Ark leaded light and stained glass feature window to side elevation.

STUDY

12'9 x 10'11 (3.89m x 3.33m)



Brick fireplace with decorative wooden fire surround incorporating a wood burning stove. Built in cabinet, Georgian fan light over the internal door. Radiator, centre opening French doors to conservatory.

CONSERVATORY

25' x 8'10 (7.62m x 2.69m)



Polycarbonate roof, sealed unit double glazed windows with sliding patio doors opening to the side garden. Tiled floor.

CLOAKROOM

10'8 x 7'8 (3.25m x 2.34m)

Half tiled walls, low suite WC, wash hand basin and Dado rail. Radiator, window overlooking the courtyard. Plumbing to allow for installation of a shower.

LAUNDRY ROOM

10'11 x 10' (3.33m x 3.05m)

Working surface, stainless steel one and a half bowl sink, Worcester oil fired central heating boiler. Three built in tall cupboards and plumbing for a washing machine. Quarry tiled floor.

BUTLERS PANTRY

With fitted cabinets, cupboards and drawers, leaded light window to the side elevation.

INNER HALL

15'9 x 7'10 (4.80m x 2.39m)

Pine boarded floor, radiator, beamed ceiling, window overlooking the courtyard.

DINING KITCHEN

16' x 13'4 (4.88m x 4.06m)



Centre beam with meat hooks, range of painted wooden kitchen units comprising base units with cupboards and drawers, working surfaces with twin bowl stainless steel sink unit, integrated electric hob, electric oven, microwave combination oven, extractor and stainless steel canopy. Wall cupboards and a wall mounted shelving unit. Built in double tall cupboard. Space for a dining table. Ceramic tiling to the floor, tiling to splashbacks, window to side elevation overlooking the garden.

UTILITY ROOM

16'6 x 12'10 (5.03m x 3.91m)

Fitted pine base cupboards and drawers, wood block working surfaces over. Twin bowl basin. Tiled floor, single glazed window.

WORKSHOP/STORE

16'10 x 5'8 (5.13m x 1.73m)

Concrete floor.

BOOT ROOM

15'1 x 11'6 (4.60m x 3.51m)



Heavily beamed ceiling, double glazed and single glazed windows. Back staircase off. Built in cupboard below stairs. Radiator.

FIRST FLOOR



LANDING

With double panelled radiator, box sash window to front elevation. Staircase to second floor.

BEDROOM ONE

15' x 14'11 (4.57m x 4.55m)



Hob fireplace with surround, pine boarded floor, radiator. Ceiling cornice, box sash window to the front elevation overlooking the gardens.

BEDROOM TWO

15'5 x 14'6 (4.70m x 4.42m)



Moulded ceiling cornice, hob fireplace with surround, pine boarded floor. Radiator. Box sash window to the front elevation overlooking the garden,

BACK LANDING

With built in cupboard and door to Bedroom Three.

BEDROOM THREE

15'3 x 15'1 (4.65m x 4.60m)



Hob type fireplace with surround, built in cupboard and radiator. Box sash window to side elevation.

EN-SUITE

13' x 10'10 (3.96m x 3.30m)



Refitted modern white suite with a freestanding roll top Slipper bath with claw feet. Pedestal wash hand basin, tiled shower cubicle with rain shower and glass screen. Heated towel rail, Finlock radiator, two Velux roof lights and low level double glazed window to the side elevation. Wall lights. Box room off. Steps down to:

OFFICE/BEDROOM 7

15' x 13'11" (4.57m x 4.24m)

With two Velux roof lights, vaulted pine panelled ceiling, double panelled radiator. Double glazed window to side elevation. Brick fireplace with wooden surround. Two built-in cupboards. Back staircase off. This could also be used as a 7th bedroom.

From the back landing there is a short flight of steps down to a lower level landing with hatch to the roof space.

BATHROOM

11'10" x 6'10" (3.61m x 2.08m)

Vitrolite tiles and Art-Deco style green suite comprising bath, basin and close coupled WC.

BEDROOM FOUR

15'5" x 11' (4.70m x 3.35m)



Fitted wardrobe, pedestal basin and radiator.

SECOND FLOOR

Stairs to

GALLERIED LANDING

With radiator.

BEDROOM FIVE

14'10" x 15'2" (4.52m x 4.62m)



Vaulted ceiling, exposed tie beam and collars, gable window and Velux roof light. Double panelled radiator.

BEDROOM SIX

15'3" x 14'4" (4.65m x 4.37m)

Gable window and double panelled radiator.

OUTSIDE



The plot size is 0.38 acres approximately.

DOUBLE CAR PORT

17' x 17' (5.18m x 5.18m)



An oak framed Carriage-House style car port with pan tiled roof. Access to:

SECTIONAL CONCRETE WORKSHOP/STORE

17' x 17' (5.18m x 5.18m)



Accessible for storage purposes only via the double car port.

Electric wooden centre opening gates from High Street give access to a tarmac driveway with ample parking for up to five cars. There is also a pedestrian side gate.



The gardens extend and feature a walled frontage to High Street. Stoned patio area, a well with brick surround, walled garden with lawned area, pergola, a garden pond and trellis. Paved and block paved paths and side gate to High Street. Enclosed gravelled areas. There is an arbour, beech hedging and opening into a lawned area surrounded by a variety of trees and summer house. There is a spinney area and gated access to Hemplands Lane. There are 10 rainwater harvesting water barrels around the premises.



VEGETABLE GARDEN

With paved planting beds, greenhouses and sheds with electricity and mains water supply, established fruit trees, composting system..



SERVICES

Mains water, electricity and drainage are all connected to the property. Central heating is oil fired. There is no mains gas available in Sutton on Trent.

TENURE

The property is freehold.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

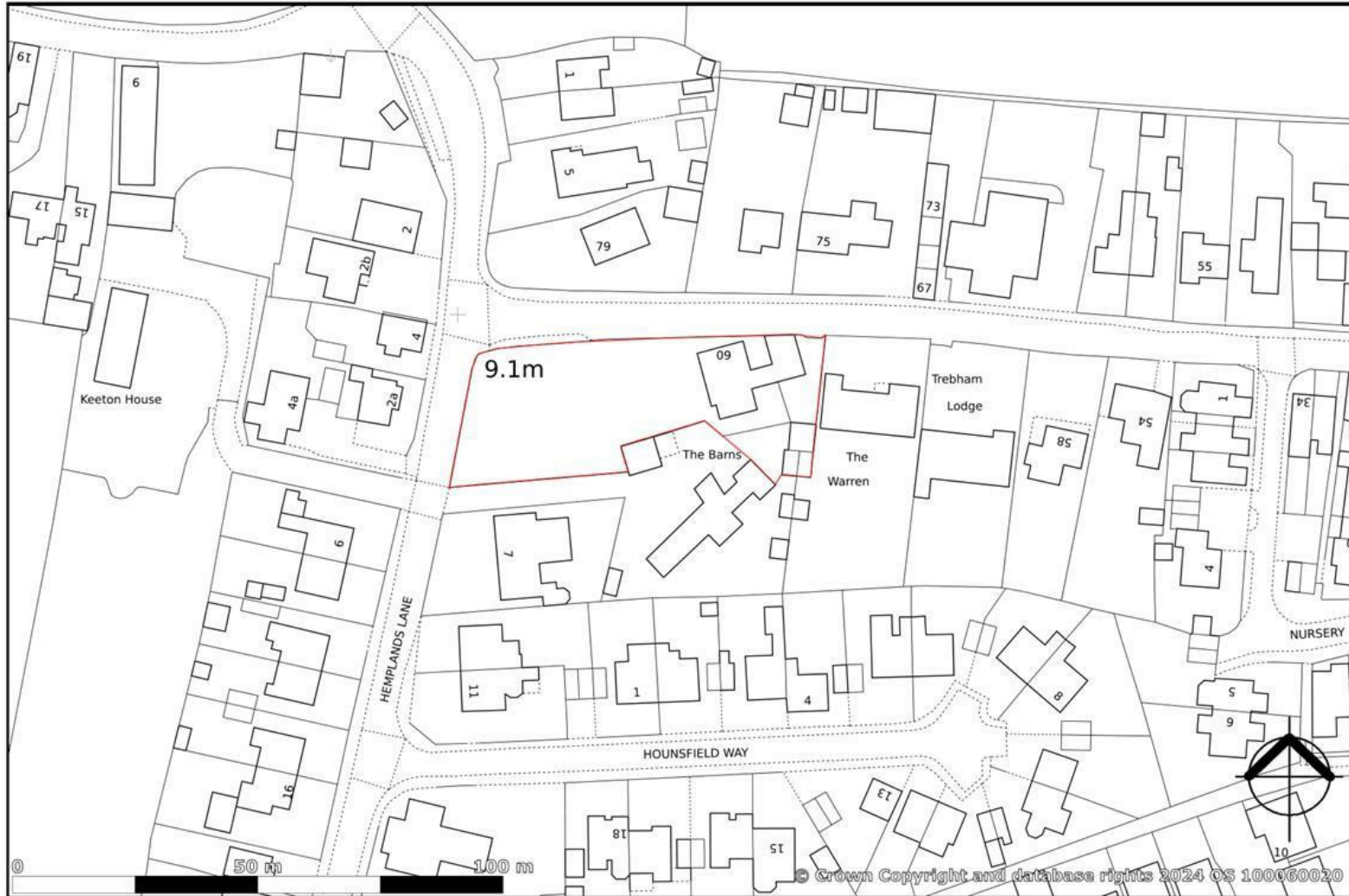
MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band G.

60 High Street, Sutton-on-Trent, Newark, NG23 6QA



created on **edozo**

Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

Ground Floor

Approx. 173.4 sq. metres (1866.3 sq. feet)



Total area: approx. 370.0 sq. metres (3983.1 sq. feet)

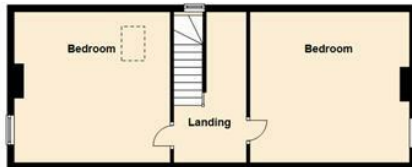
First Floor

Approx. 145.4 sq. metres (1565.3 sq. feet)




Second Floor

Approx. 51.2 sq. metres (551.5 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 01636 611811



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers