



Glen Holt Gainsborough Road, Girton,
Newark, Nottinghamshire, NG23 7HX

Offers In Excess Of
Tel: 01636 611 811

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

- * A Fine Modern Country House
- * Grounds & Paddock 4.918 Acres Or Thereabouts
- * 6 Bedrooms Plus Games Room
- * Quality Fitted Living Kitchen
- * Lounge & Snug
- * Reception Hall & Fine Staircase
- * 3 Ensuites & 2 Bathrooms
- * Range of 4 Stables & Carport
- * Gated Private Drive Entrance
- * Newark Northgate Station 8 Miles

A fine modern 6 bedroomed country house with surrounding grounds, a stable block and paddock, in all extending to 4.918 acres (1.99 ha) or thereabouts. The property is approached by a private gated access, a sweeping tarmac driveway and turning circle. An ideal family house, the property is designed with 3 ensuite facilities, 2 bathrooms and a games room. Central heating is air sourced and the ground floor has underfloor heating.

The accommodation is well designed featuring lofty ceilings and light and airy rooms. There is a classical Portico entrance and a reception hall with centre staircase dividing on a half landing to the first floor galleried landing area. The family sized living kitchen is a particular feature of the property with quality kitchen units, solid marble worktops, a Rangemaster and appliances. The snug room provides bifold doors to the garden terrace. The 32ft lounge features a wood stove, dual aspect, panelled walls and ceiling roundel. The first floor provides a master bedroom, ensuite and dressing room, bedroom two ensuite, bedroom three ensuite, and bedroom four and five. A staircase leads to the second floor games room with space for a full sized snooker table. Also on this level is bedroom six, and a bathroom.

Externally, the stable block provides four good sized loose boxes and a carport.

The property is conveniently situated approximately 2 miles north of Collingham village and here there is a range of facilities including primary school, Co-operative store, doctors surgery and a railway station with services to Lincoln, Newark and Nottingham. Newark on Trent a

market town is approximately 8 miles. The town lies on the main East Coast railway line with services to London King's Cross and journey times of just over 75 minutes.

Secondary schooling available is usually Tuxford or Newark. The property is set well back from the A1133 Gainsborough Road with a secure electric gate entrance. The paddock is adjacent to a country lane providing access to country walks and horse riding.

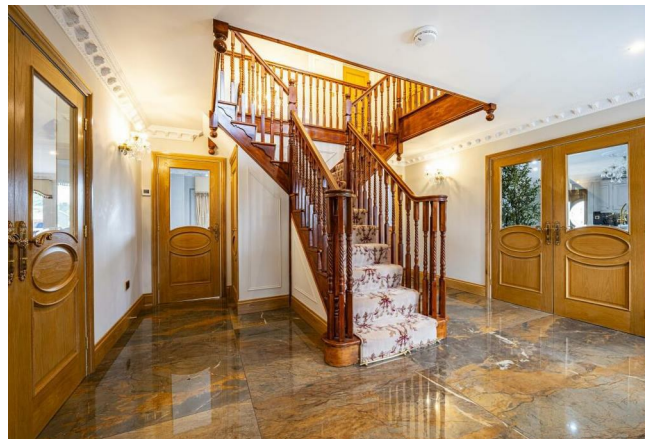
Traditionally built with brick elevations under a tiled roof, the property provides the following accommodation:

GROUND FLOOR

Portico entrance.

RECEPTION HALL

15'6 x 14'7 (4.72m x 4.45m)



Front entrance door, staircase and cupboard under the stairs containing manifolds for the underfloor heating.

LOUNGE

32'3 x 15' (9.83m x 4.57m)



Dual aspect, panelled walls and centre ceiling roundel. Fireplace with wood burning stove.



SNUG

14'7 x 9'8 (4.45m x 2.95m)



Bifold doors to the garden terrace, base cupboards and provision for a TV flat screen.

LIVING KITCHEN

19'9 x 17'10 + 12'2 x 7'11 (6.02m x 5.44m + 3.71m x 2.41m)



Quality fitted units comprising wall cupboards, base units and marble worktops. Rangemaster cooking range. Island unit with sink and mixer tap, and separate one and a half sink unit. Integrated dishwasher and microwave. Quality floor tiling, and bifold doors to the garden terrace.



LOBBY

6'4 x 4' (1.93m x 1.22m)

With electric hob and fan.

CLOAKROOM

With low suite WC, basin, tiled floor.

FIRST FLOOR

GALLERIED LANDING



With staircase to the second floor.

BEDROOM ONE

20'7 x 14'11 (6.27m x 4.55m)



Two sets of French windows each with Juliet balcony. Two built-in wardrobes, radiator.



ENSUITE

14'10 x 6'5 (4.52m x 1.96m)



Clawfoot bath, twin basins, low suite WC, rain shower with drainage. Radiator.

Connecting door to the landing.



DRESSING ROOM

12'4 x 6'9 (3.76m x 2.06m)

Panelled walls, radiator and built-in cupboard.

BEDROOM TWO

16'10 x 12'5 (5.13m x 3.78m)



Measured into the recess. Deep built-in wardrobe. Radiator.

ENSUITE



With shower cubicle, rain shower, basin, low suite WC. Radiator.

INNER LOBBY

BEDROOM THREE

11'11 x 8'7 (3.63m x 2.62m)



Excluding the recess and built-in wardrobe. Radiator.

ENSUITE

With shower cubicle, basin, low suite WC.

BEDROOM FOUR

11'8 x 8'7 (3.56m x 2.62m)



Walk-in cupboard. Radiator.

BEDROOM FIVE

8'7 x 7'10 (2.62m x 2.39m)



With radiator.

SECOND FLOOR



Staircase rises directly to the games room.

GAMES ROOM

28'3 x 14'5 (8.61m x 4.39m)
(Overall measurements)



Gable window, 2 Dormer windows and Velux rooflight.
Radiator.

BEDROOM SIX

14'3 x 13'8 (4.34m x 4.17m)



Two Dormer windows, gable window, 2 radiators.



BATHROOM

With bath, basin and low suite WC. Radiator.

OUTSIDE

Electrically operated gated access to a sweeping tarmac drive and turning circle with centre fountain feature. There are block paved paths and an extensive block paved terrace. A path leads to the stable block.

STABLE BLOCK

Timber construction with canopy and paved apron.

STABLE ONE

14' x 12' (4.27m x 3.66m)

STABLE TWO

14' x 12' (4.27m x 3.66m)

STABLE THREE

14' x 10' (4.27m x 3.05m)

STABLE FOUR

14' x 12' (4.27m x 3.66m)

CARPORT

14' x 11' (4.27m x 3.35m)

The 4 acre grass field provides an ideal equestrian or amenity feature.

TENURE

The property is freehold. Land lying to the north of Glen Holt is registered as Title possessory.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

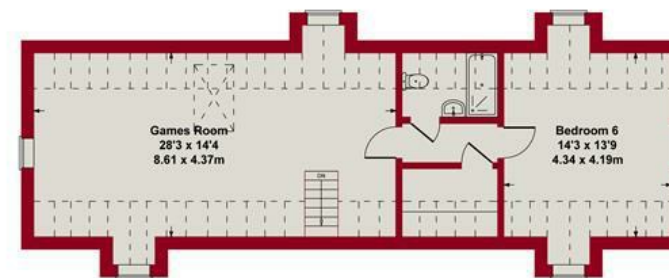
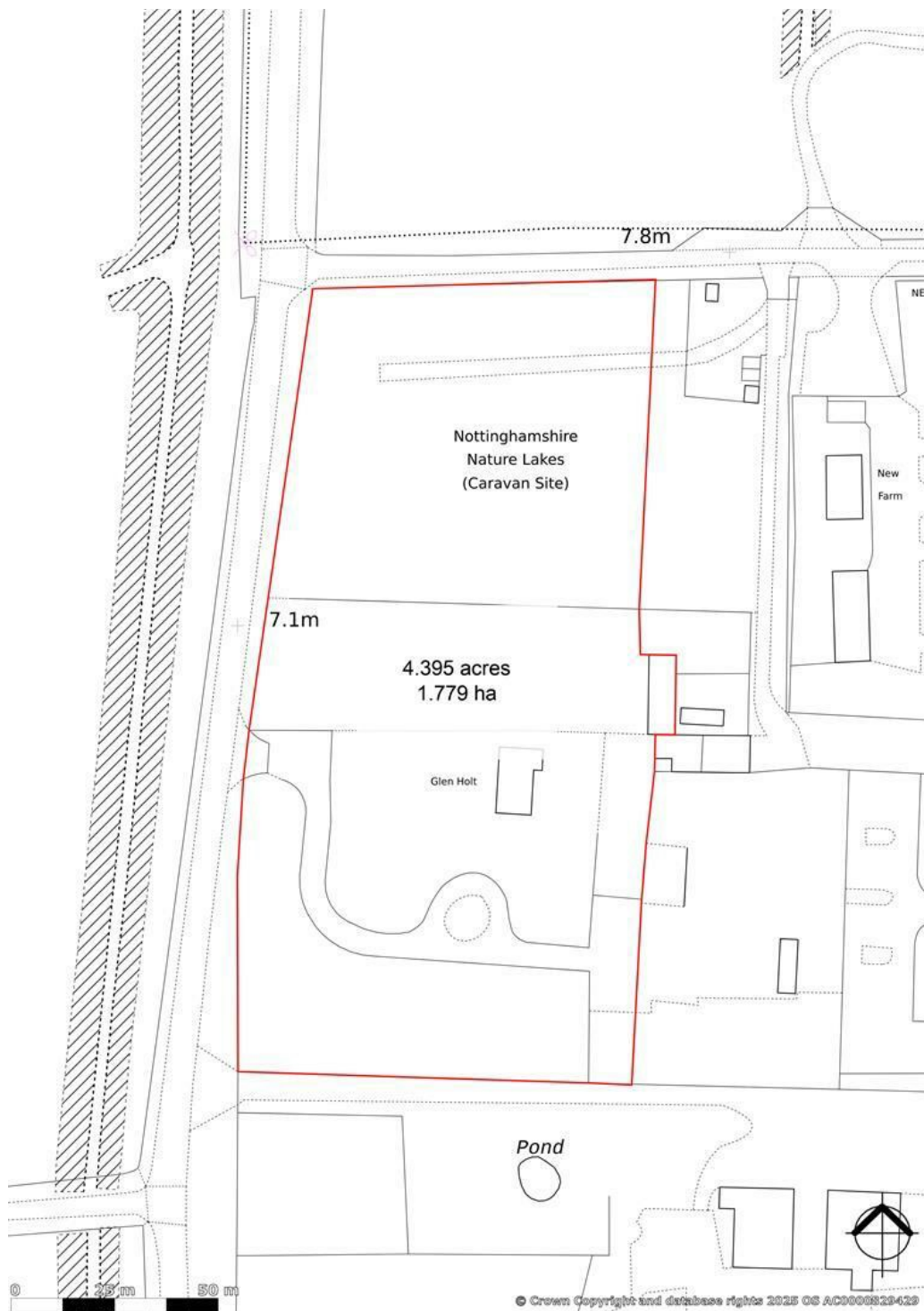
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

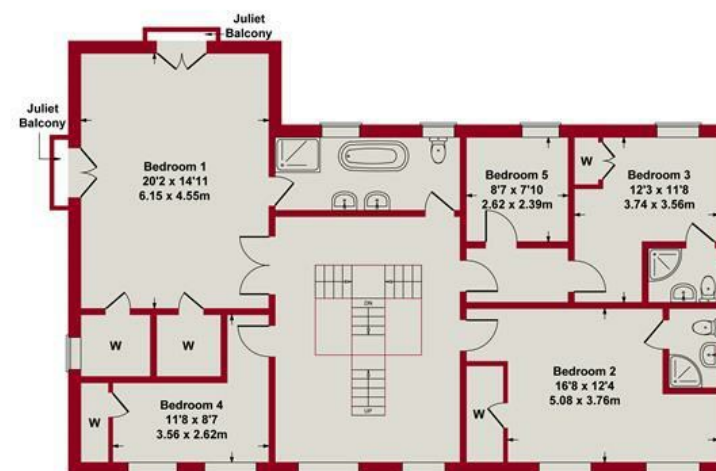
Strictly by appointment with the selling agents.

EPC

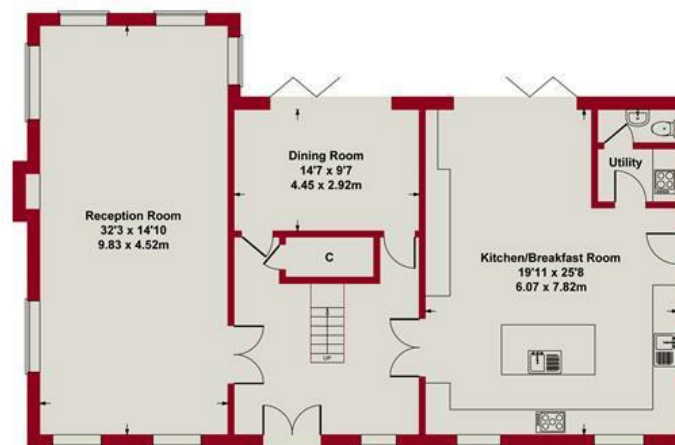
EPC rating B.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

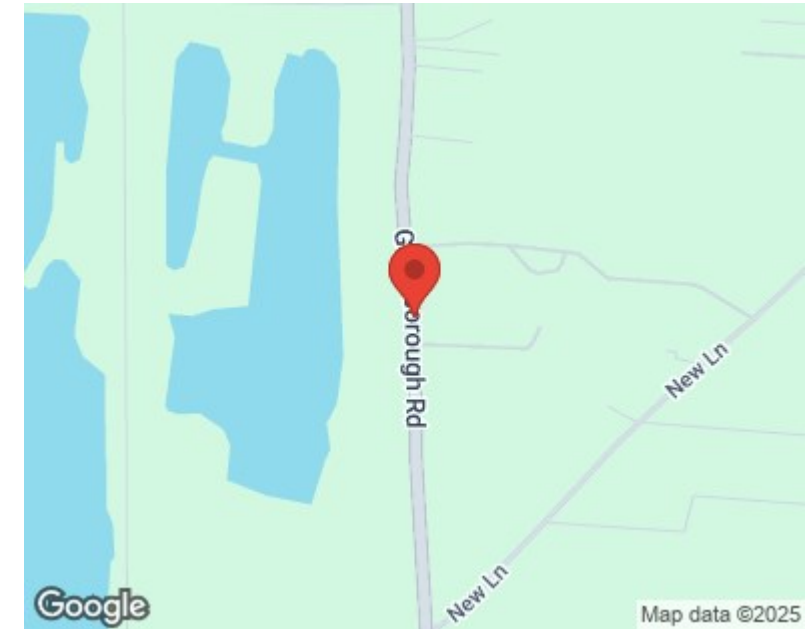
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	87
England & Wales		EU Directive 2002/91/EC



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RICS



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