



**Swynford Cottage, 7 Cottage Lane,
Collingham, Newark, Nottinghamshire,
NG23 7LJ**

Guide Price £700,000
Tel: 01636 611811

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A superb modernised and renovated detached, period, south-facing cottage situated on a spacious and secluded plot with landscaped gardens in this sought after and well served village location. The property offers living accommodation which has the benefit of a modern gas fired central heating system with Wiser remote controlled digital control system and uPVC double glazed windows which were new in 2023. There is also a remote controlled Eaton digital security system.

The accommodation provides entrance porch leading to hallway, WC with fitted cloaks cupboard. The heart of this home is the superb open plan living and dining kitchen which has been refitted with a range of high grade Shaker design kitchen units with Quartz working surfaces and a comprehensive selection of quality appliances. The comfortable living and dining area has French doors which connect to the garden. The separate utility room has a continuation of the Shaker design units and a further set of French doors giving access to the south-facing patio and garden. There are two reception rooms which include a sitting room and a study, both of which are fitted with Flavel multi-fuel stoves. Additionally, there are two useful storage rooms and a cellar compartment.

On the first floor there is a landing leading to the Master Bedroom fitted with a range of good quality wardrobes and having well appointed en-suite shower room with double shower cubicle. Bedroom Two is a further good sized double room with fitted wardrobes. Bedroom Three is a double bedroom, ideal for children or guests, and bedroom Four is a pleasant single bedroom, ideal for young children or use as a home office. The family bathroom has been refitted with a high quality suite including a bath, Butler's style sink and a separate tiled shower cubicle with rain head shower.

Throughout, the accommodation is well provided with double power points, media points and low energy lighting.

The property has a lovely situation within the conservation area of south Collingham village. The living accommodation has been renovated to a high standard

and is very well presented throughout. Outside the property is approached by a large gravel driveway with parking for 4 cars and motorhome with ease (up to 10 cars maximum) leading to a detached brick built double garage with an electrically operated up and over door. Additionally, there is a traditional brick and tile outbuilding. The gardens are laid to lawn with a large Yorkstone patio connecting to the front of the house with two sets of French doors, accessed from the living kitchen and utility room. The gardens have a secluded feel screened by a laurel hedge and a brick boundary wall along the eastern boundary.



This cottage would be ideal as a family home or for professional persons seeking a high quality period home with character in a well served village location, commutable to the major centres, including London. Viewing is highly recommended.

Collingham is a well served village situated just six miles north of Newark. Village amenities include the John Blow primary school rated good by Ofsted, a medical centre with doctor's surgery, dentist and pharmacy, a modern Co-op store and a variety of other local shops including butchers, newsagents, One Stop, fish and chip shop, cafe and there is the community run Royal Oak pub/restaurant. Collingham has regular local bus services connecting to Newark and a railway station with services from the village connecting to Lincoln, Nottingham, Newark and London St Pancras. The station has a convenient commuter's car park. Newark Northgate station is a short 15 minute drive and has trains connecting to London's King's Cross with a journey time of approximately 75 minutes.

The village is surrounded by beautiful countryside with local nature reserves including Langford Lowfields which is within walking distance. A network of footpaths and country lanes connect to the surrounding countryside, River Trent and neighbouring villages which is ideal for those who enjoy walking and cycling. Nottingham, Lincoln and Newark are within commuting distance and there are nearby access points to the A1 and A46 dual carriageways.

The property is constructed of brick elevations under a pantile roof covering. The living accommodation, which is arranged over two levels, can be described in more detail as follows:

GROUND FLOOR

ENTRANCE PORCH



Composite double glazed front entrance door, original feature window, built in wooden bench seat, vinyl floor tiles. Internal door leading to hall.

HALL



Laminate floor covering, original panelled staircase with storage cupboard below leading to first floor, Victorian style hammered bronze designer radiator, double power point.

WC



Fitted with attractive modern suite comprising low suite WC, wash hand basin with vanity unit, radiator, LED lights, built in cloaks cupboard with radiator and double power point, security alarm system panel, hanging rail and louvred door.

SITTING ROOM

13'9 x 12'6 (4.19m x 3.81 m)



Fireplace with slate hearth and wood mantle above housing a Flavel multi-fuel stove, built in three bay firewood storage unit, master Wi-fi socket, five double power points, television point, TV and sound bar stand.

Walk in bay with uPVC double glazed window to the front elevation, beamed ceiling, LED spotlights. Radiator with Wisser control unit.

STUDY

12'8 x 11'2 (3.86m x 3.40m)



UPVC double glazed window to the front elevation, built in window seat, beamed ceiling, LED spotlights, six double power points, laminate floor covering, radiator with Wisser control unit, obscure glass uPVC double glazed window to the rear elevation, fireplace with slate hearth housing a Flavel multi-fuel stove. Door and steps giving access to cellar compartment situated below the sitting room.

STORAGE ROOM ONE

With uPVC double glazed window to the front and rear elevation, connecting door to Storage Room Two with cupboard housing consumer unit, gas meter, radiator, loft access hatch.

LIVING AND DINING KITCHEN

28'4 x 12'5 (8.64m x 3.78m)



This open plan space can easily accommodate a sofa and dining table. There is a set of uPVC double glazed French door to the front elevation which connect to the Yorkstone patio and landscaped south-facing garden, LED ceiling lights, two Victorian style hammered bronze designer radiators. There are five double power points in the living area and three double power points in the kitchen. Wall mounted double power points for TV. The kitchen is fitted with a ceramic sink and a range of Howden's Shaker design kitchen units comprising base cupboards and drawers which include pan drawers and two large corner cupboards, Quartz working surfaces over with splash back returns and window ledge.

Additionally, this extends to provide a breakfast bar, ceramic sink with mixer tap, range of appliances including AEG five ring induction hob, Elica glass extractor unit over, two C D A electric ovens, two C D A microwaves. Additionally, there is a built in dishwasher and wine cooler. Integral bin. Additional kitchen storage units include two tall cupboards with shelving and there is a built-in larder

fridge and separate larder freezer. UPVC double glazed window to the front elevation.



UTILITY ROOM

10'5 x 6'5 (3.18m x 1.96m)



UPVC double glazed French doors to the front elevation allowing access to the patio and garden. UPVC double glazed window to the side elevation. Stone tiled floor, fitted Howden's Shaker design units include base cupboards and drawers with working surfaces over, inset stainless sink and drainer. There is plumbing and space for an automatic washing machine and dryer, tiling to splashbacks. LED ceiling lights, radiator, built in double

storage cupboard housing a British Gas gas fired combination central heating boiler, wall shelving and double power point,

FIRST FLOOR

LANDING

This long landing corridor has obscure glass uPVC double glazed window to the rear elevation, Velux roof light, designer wall lights, two radiators one of which has a Wiser control unit.

MASTER BEDROOM

16'2 x 12'10 (4.93m x 3.91m)



Range of stylish built in wardrobes including three double wardrobes with hanging rail, one double wardrobe with shelving, two double cupboards above. There is a separate double wardrobe with sliding door, hanging rail, shelving and light. Two uPVC double glazed windows to the front elevation, three radiators with Wiser control unit, wall mounted double power point for TV, four double power points, two of which have USBs. Remote control LED fan light.

EN-SUITE SHOWER ROOM



Connected to the Master Bedroom and fitted with a white suite comprising low suite WC and a wash hand basin with vanity cupboards below, fully tiled walls including a recess which houses a heated chrome towel radiator, extractor fan, LED spotlights, double shower enclosure with glass sliding screen door, shower over.

BEDROOM TWO

16'10 x 9'4 (5.13m x 2.84m)



UPVC double glazed window to the front elevation, radiator with Wisser control unit, built in double wardrobe with hanging rail, laminate floor covering, five double power points, loft access hatch, LED spotlights.

BEDROOM THREE

12'10 x 11'4 (3.91m x 3.45m)



UPVC double glazed window to the front elevation, HDMI output point ideal for gaming, five double power points including one which is wall mounted for a TV, radiator with Wisser control unit, LED ceiling lights.

BEDROOM FOUR

9'10 x 5'11 (3.00m x 1.80m)



UPVC double glazed window to the front elevation, radiator, loft access hatch, built in linen cupboard with three slatted shelves, two double power points.

FAMILY BATHROOM



Well appointed luxury bathroom with a new suite comprising panel bath with centre mixer tap and shower attachment, Butler's sink with a vanity cupboard below and tiling to splashbacks, low suite WC, towel storage box with tiled vanity shelf over, heated chrome towel radiator, extractor fan, LED ceiling lights, uPVC double glazed window to the front elevation, shower cubicle with glass screen door, rain shower and hand shower.



OUTSIDE

DOUBLE GARAGE

16'6 x 16'2 (5.03m x 4.93m)



Constructed of brick elevations under a pantiled roof covering, remote control electrically operated Garomatic door, two gallery storage shelves, two double power points, one single power point and a strip light.

STORAGE SHED

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



Traditional brick and pantile outbuilding which has been re-roofed. Flagstone floor, cold water tap. Potential to convert to a number of uses such as home office or studio subject to the relevant planning permissions.



The property occupies a spacious and secluded plot with a brick boundary wall to the frontage. A large gravelled driveway provides parking for 4 cars and motorhome with ease (up to 10 cars maximum) and access to the double garage and storage shed. There is a well stocked flower and shrub bed to the front of the house. The secluded garden is laid out with lawned areas and is screened with laurel hedgerow and a brick boundary wall on the eastern side. There is a large Yorkstone patio to the front of the house which is accessed by two sets of French doors from the living kitchen and utility room, making it ideal for outdoor entertaining and parties. There is dawn and dusk lighting along the front of the cottage. Security light, three outdoor double power points.



SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired with a modern combination boiler which has a digital Wiser control system with individual room timer and temperature zones, and control units which enable light to be activated remotely. There is also an Eaton security system.

TENURE

The property is freehold.

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.

COUNCIL TAX

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

Ground Floor

Approx. 91.2 sq. metres (982.0 sq. feet)



First Floor

Approx. 82.5 sq. metres (888.2 sq. feet)



Total area: approx. 173.7 sq. metres (1870.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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