



**Peel Lodge, 4 Church Lane, Hockerton,  
Southwell, Nottinghamshire, NG25 0FW**

**Guide Price £775,000**

**Tel: 01636 816200**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Beautiful Detached House
- Lounge With Fireplace
- Separate Dining Room
- Home Office
- Three Bath/Shower Rooms
- Incredibly High Specification
- Wonderful Living Dining Kitchen
- Useful Utility & G/F W/C
- Four Double Bedrooms
- Double Garage, Generous Plot

We have pleasure in offering to the market this beautiful double fronted modern detached family home, approximately 2600 sq ft and tucked away in a quiet backwater within this small hamlet but still located within easy reach of the wealth of facilities found in the nearby Minster town of Southwell.

Originally constructed in 2018 by highly regarded local developer GS Developments, renowned for their high specification finish and thoughtfully designed homes, the property combines external aesthetics of a more traditional farmhouse style property with attractive reclaimed style brick elevations beneath a pantiled roof and pretty oak porch and double glazed casement windows.

Behind this lies a wonderful level of versatile accommodation with a more contemporary slant with Porcelanosa tiling, deep skirting and architrave, oak internal doors, high quality fixtures and fittings with Laufen bathroom suites, Neff appliances to the kitchen, underfloor heating powered by air heat source pump and tasteful decoration throughout.

The property boasts three main reception areas including a stunning L shaped open plan living/dining kitchen, flooded with light benefitting from windows to four elevations and part pitched ceiling with additional skylights and being appointed with a generous range of contemporary units, marble preparation surfaces and integrated appliances. This provides living, dining and cooking areas and will undoubtedly become the hub of the home. Leading off here is a useful utility with small study off, the other receptions being a more formal sitting room with attractive fireplace and separate dining room.

All of this leads off a central hallway with a good level of storage and generous cloakroom and to the first floor are four well proportioned double bedrooms, two benefitting from ensuite facilities, with the master suite having walk-through dressing room and stunning ensuite wet room. There is also a separate family bathroom.

The property occupies a delightful and deceptive plot with gardens to all sides and a considerable level of off road parking with timber framed double garage and south to westerly facing gardens at the side and rear.

Overall viewing is the only way to truly appreciate both the location and accommodation on offer.

A CANOPIED OAK PORCH WITH FLAGGED STEP LEADS TO A TRADITIONAL STYLE TIMBER ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS, LEADING INTO:

### ENTRANCE HALL

18'4 x 7'11 (5.59m x 2.41m)

A well proportioned entrance having tiled floor, spindle balustrade staircase with useful storage beneath, built in cloaks cupboard, deep skirting, contemporary oak door to:

### DINING ROOM

12'5 x 10'3 (3.78m x 3.12m)

A versatile reception currently utilised as formal dining and having delightful aspect to the front into the lane and village church, deep skirting, double glazed window.

### SITTING ROOM

17'6 x 13'1 (5.33m x 3.99m)

A light and airy space benefitting from windows to two elevations including bi-fold doors leading out onto the rear garden. The focal point of the room is the chimney breast with exposed brick fireplace, granite hearth, oak mantle and solid fuel stove, wiring for wall mounted TV above, deep skirting, double glazed window to the side, bi-folds at the rear and a pair of glazed contemporary doors returning to the entrance hall.

### LIVING DINING KITCHEN

25'0 max x 27'10 max (7.62m max x 8.48m max)

A truly stunning open plan every living/entertaining space which is likely to become the heart of the home, of generous proportions and beautifully appointed with a range of contemporary units and integrated appliances including Neff fan assisted oven with combination microwave and warming drawer beneath, wine cooler, Neff coffee machine, full height fridge and freezer, concealed under-counter dishwasher, Neff induction hob and ceiling mounted extractor, under mounted Franke stainless steel one and a third bowl sink unit with swan neck mixer tap and integral boiling tap. Marble preparation surfaces including large central island unit also providing breakfast bar area, continuation of the tiled floor, deep skirting, articulated inset downlighters to the ceiling.

The kitchen area has part vaulted ceiling with inset skylights adding to the light that comes from windows to three elevations as well as bi-fold doors from the living area leading out into the rear garden. A further oak door leads through into:

### UTILITY ROOM

8'6 x 7'9 (2.59m x 2.36m)

Appointed with contemporary wall and base units complementing the kitchen, marble preparation surface with under mounted Franke sink unit with swan neck mixer tap, marble upstands and sill, continuation of the tiled floor, deep skirting, inset downlighters to the ceiling, built in cupboard also housing pressurised hot water system, double glazed window with aspect across to the church and oak glazed door leading through into:

### STUDY

12'1 x 5'9 (3.68m x 1.75m)

A really useful space ideal for today's home working tucked away from the main living

accommodation and having aspect into the close, part pitched ceiling with inset articulated downlighters, bespoke integrated office furniture, three quarter height storage cupboard, glass work surface, deep skirting, contemporary column radiator, double glazed windows to the front and side elevations.

### **CLOAKROOM**

10'3 x 5'3 (3.12m x 1.60m)

A well proportioned room having Laufen suite comprising wc with concealed cistern, wall mounted vanity unit with over mounted wash basin with mixer tap, tiled floor and splashbacks, deep skirting, double glazed window to the side.

FROM THE ENTRANCE HALL AN ATTRACTIVE SPINDLE BALUSTRADE STAIRCASE RISES TO THE FIRST FLOOR:

### **GALLERIED LANDING**

Flooded with light having double glazed window to the front which overlooks the close and pretty village church, deep skirting, central heating radiator, access to loft space and door to:

### **MASTER SUITE**

17'8 x 11'10 (5.38m x 3.61m)

A well proportioned double bedroom benefitting from walk-through dressing room and contemporary ensuite, the room also affords wonderful aspect to the rear across adjacent paddocks and countryside beyond. Having deep skirting, central heating radiator, double glazed window and door to:

### **DRESSING ROOM**

10'11 x 6'3 (3.33m x 1.91m)

Fitted with a range of integrated hanging rails and storage shelves, central heating radiator, articulated downlighters to the ceiling and oak door to:

### **ENSUITE WET ROOM**

11'1 x 11'5 (3.38m x 3.48m)

Beautifully appointed with a suite comprising large walk-through shower wet area with glass screen and wall mounted rose with additional independent handset, Laufen close coupled wc, twin wall hung vanity units with wash basins and LED mirror, tiled splashbacks and floor, part pitched ceiling with inset downlighters and two skylights to the rear.

### **BEDROOM 2**

13'4 x 12'4 (4.06m x 3.76m)

A further well proportioned double bedroom also benefitting from ensuite facilities, having built in full height wardrobes, deep skirting, central heating radiator, double glazed window to the rear and door to:

### **ENSUITE SHOWER ROOM**

9'3 x 4'6 (2.82m x 1.37m)

Having double width shower enclosure with sliding glass screen and wall mounted shower,

Laufen close coupled wc and vanity unit with inset wash basin and LED mirror above, tiled floor and walls, contemporary towel radiator, articulated downlighters to the ceiling and double glazed window to the side.

### **BEDROOM 3**

11'8 x 11'7 (3.56m x 3.53m)

A further well proportioned double bedroom having delightful aspect to the front, deep skirting, central heating radiator, double glazed window.

### **BEDROOM 4**

11'10 x 10'7 (3.61m x 3.23m)

Again a double bedroom having aspect to the front, deep skirting, central heating radiator and double glazed window.

### **BATHROOM**

11'8 x 6'1 (3.56m x 1.85m)

Beautifully appointed with panelled bath, quadrant shower enclosure with sliding glass screen and wall mounted shower, Laufen wc with concealed cistern, wall mounted vanity unit with inset wash basin and LED mirror above, tiled floor and walls, contemporary towel radiator, articulated downlights to the ceiling and double glazed ceiling.

### **EXTERIOR**

The property occupies a delightful position tucked away in this quiet backwater, forming one of a handful of individual dwellings part of which forming part of the original Manor Farm conversions, this property being one of only four relatively new builds within the close.

Occupying a generous plot by modern standards set well back from the lane on a slightly elevated position with granite chipping driveway providing a substantial level of off road parking and leading to an attached double garage. The remainder of the garden is laid to lawn with laurel hedging and post and rail fencing.

### **DOUBLE GARAGE**

19'5 x 18'10 (5.92m x 5.74m)

An oak framed double garage in a traditional style with feather-edge board gabled ends and pantiled roof, twin ledge and brace double doors, power and light.

A courtesy gate to the side leads into the rear garden which wraps around from the rear to the side giving a south to westerly aspect. The garden at the rear is mainly laid to lawn with paved terrace, enclosed by timber fencing and leads round to the south westerly side of the property where there is a substantial landscaped garden with initial paved terrace which links back into the living area of the kitchen, with mainly lawned garden enclosed by feather-edge board fencing, landscaped with established laurels and various trees, a timber courtesy gate returns to the front garden.

### **COUNCIL TAX BAND**

Newark & Sherwood Council - Tax Band G.















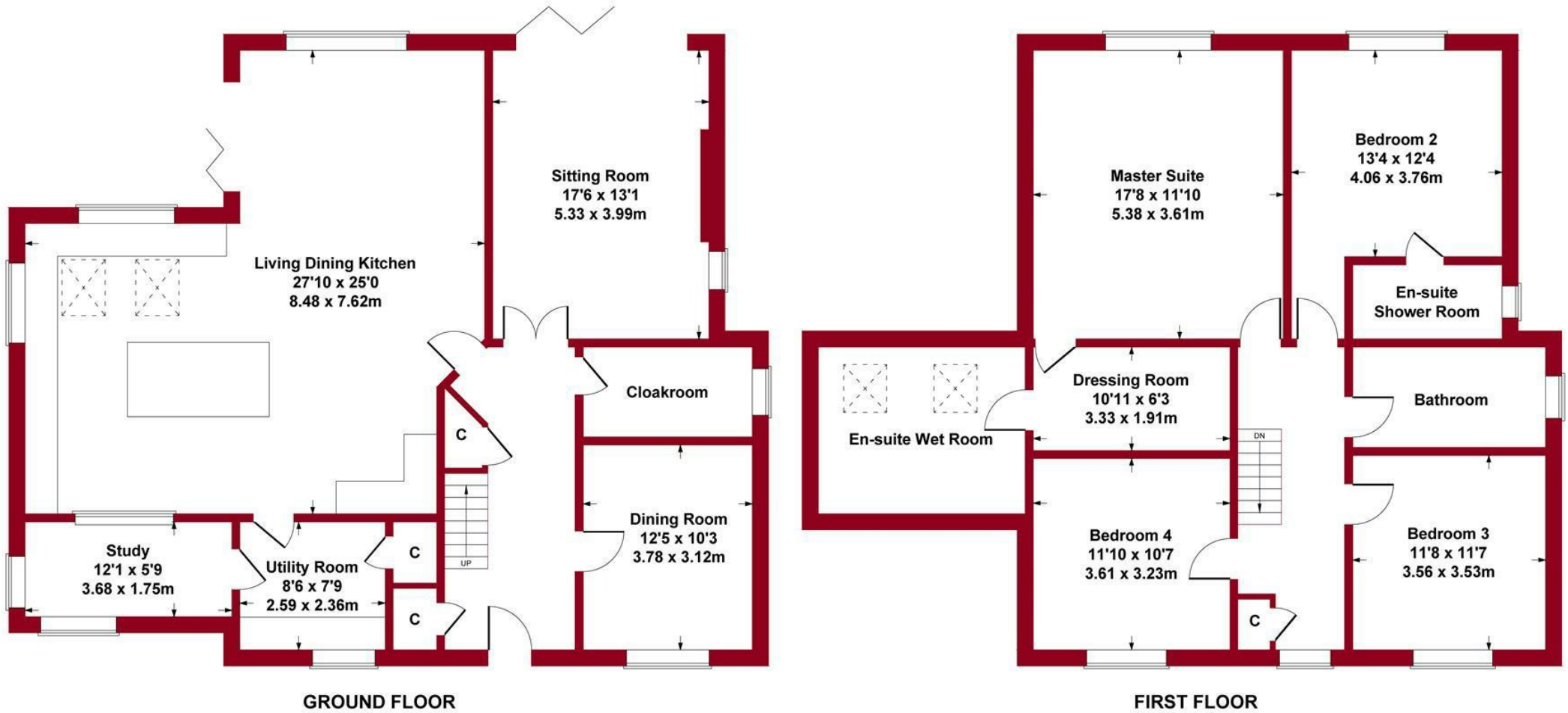








Approximate Gross Internal Area  
2605 sq ft - 242 sq m



**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. 2022





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	83	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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