



Flat 1, Hill House Lodge Burgage Lane,
Southwell, NG25 0ER

Guide Price £450,000

Tel: 01636 816200

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

- A Stunning Garden Apartment
- Extremely Well-Regarded Location
- Entrance with Storage
- Quality Fitted Kitchen
- Bathroom Plus En-suite
- Full of Character and Charm
- Close to A Wealth of Amenities
- Lovely Lounge/Diner Overlooking Gardens
- 2 Double Bedrooms
- Gravelled Driveway & Lovely Private Garden

A rare and exciting opportunity to purchase this stunning garden apartment, occupying a highly-regarded location in the heart of Southwell.

The property is beautifully appointed throughout, having been upgraded by the current owner to provide stylishly presented accommodation, full of character and approaching 1000 sq.ft overall.

The accommodation includes an entrance hall with useful storage, a fantastic lounge/diner with beautiful shuttered windows overlooking the gardens and a quality fitted kitchen with space for breakfast table and chairs. There are 2 double bedrooms, 1 with an en suite shower room and the other with a walk-in wardrobe plus a recently fitted bathroom.

The delightful landscaped gardens are a particular feature and includes an attractive seating area, a small shaped lawn and gravelled driveway parking.

Viewing is highly recommended to appreciate everything this stunning apartment has to offer as well as the highly-regarded, central location.

ACCOMMODATION

A solid timber panelled entrance door leads into the entrance hall.

ENTRANCE HALL

An L shaped entrance hall with herringbone Karndean flooring throughout, two central heating radiators, a double glazed sliding sash window to the rear aspect and a single glazed window to the side aspect. A central heating thermostat, spotlights to the ceiling and a large built-in double storage cupboard with shelving and housing the consumer unit. There is a useful understairs storage cupboard.

LOUNGE DINER

A spacious reception room with attractive herringbone Karndean flooring throughout, two central heating radiators, lofty ceilings, a feature stone column and four shuttered double glazed sliding sash windows overlooking the gardens.

KITCHEN

A quality kitchen fitted with a range of base and wall cabinets with cupboards and drawers, underlighting, tiled splashbacks and bevelled edge worktops with an inset double bowl Butlers sink with central mixer tap and drainer grooves to the side. There is a recess for a

fridge freezer then built-in appliances including a double oven by Zanussi with four ring gas hob and extractor hood over, integrated dishwasher and recess and plumbing for a washing machine. There is a double glazed sliding sash window with views over mature gardens plus tiled flooring, spotlights to the ceiling, a central heating radiator, wood panelled walls and space for a breakfast table and chairs.

BEDROOM ONE

A large double bedroom with exposed timber beams to the ceiling, a central heating radiator, two secondary glazed sliding sash windows to the front aspect and a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Superbly appointed and fitted with a traditional style suite including a close coupled toilet and a pedestal wash basin with hot and cold taps. There is a shower enclosure with glazed sliding doors and mains fed shower plus extractor fan, tiling for splashbacks and a towel radiator.

BEDROOM TWO

A double bedroom with a central heating radiator, a double glazed sliding sash window to the side aspect and a useful walk-in wardrobe with light and access hatch to the roof space.

BOX ROOM/HOME OFFICE

A versatile space currently used as a home office with a central heating radiator, spotlights to the ceiling and a high level double glazed sliding sash window.

BATHROOM

Superbly fitted with a three piece suite including a close coupled toilet and a vanity wash basin with mixer tap and storage cupboard and drawers below. There is a panel sided bath with mixer tap and spray hose plus a mains fed shower and glazed shower screen. There is tiling for splashbacks, herringbone Karndean flooring, a chrome towel radiator, extractor fan and spotlights to the ceiling.

GARDENS

There is a pathway leading to the front door and a gate at the side leading to a private rear garden enclosed with a combination of brick walling and timber fencing with York stone patio, gravelled beds, a small level lawn and two sheds included in the sale.

DRIVEWAY PARKING

Gravelled parking for two cars is found at the front of the plot.

TENURE

Short particulars of the lease:

Date : 6 April 2001

Term : 999 years from 1 April 2001

No ground rent is payable and the sale includes a share of the freehold. We understand the freehold is owned by a management company, the shareholders of which are the owners of this apartment and the 1st floor apartment, Flat 2, Hill House Lodge.

COUNCIL TAX

The property is registered as council tax band B.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

The property is located in a conservation area

Owners are responsible for contributing one half of the cost of maintaining and repairing the shared access driveway.

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>

School Ofsted reports:-

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

Planning applications:-

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







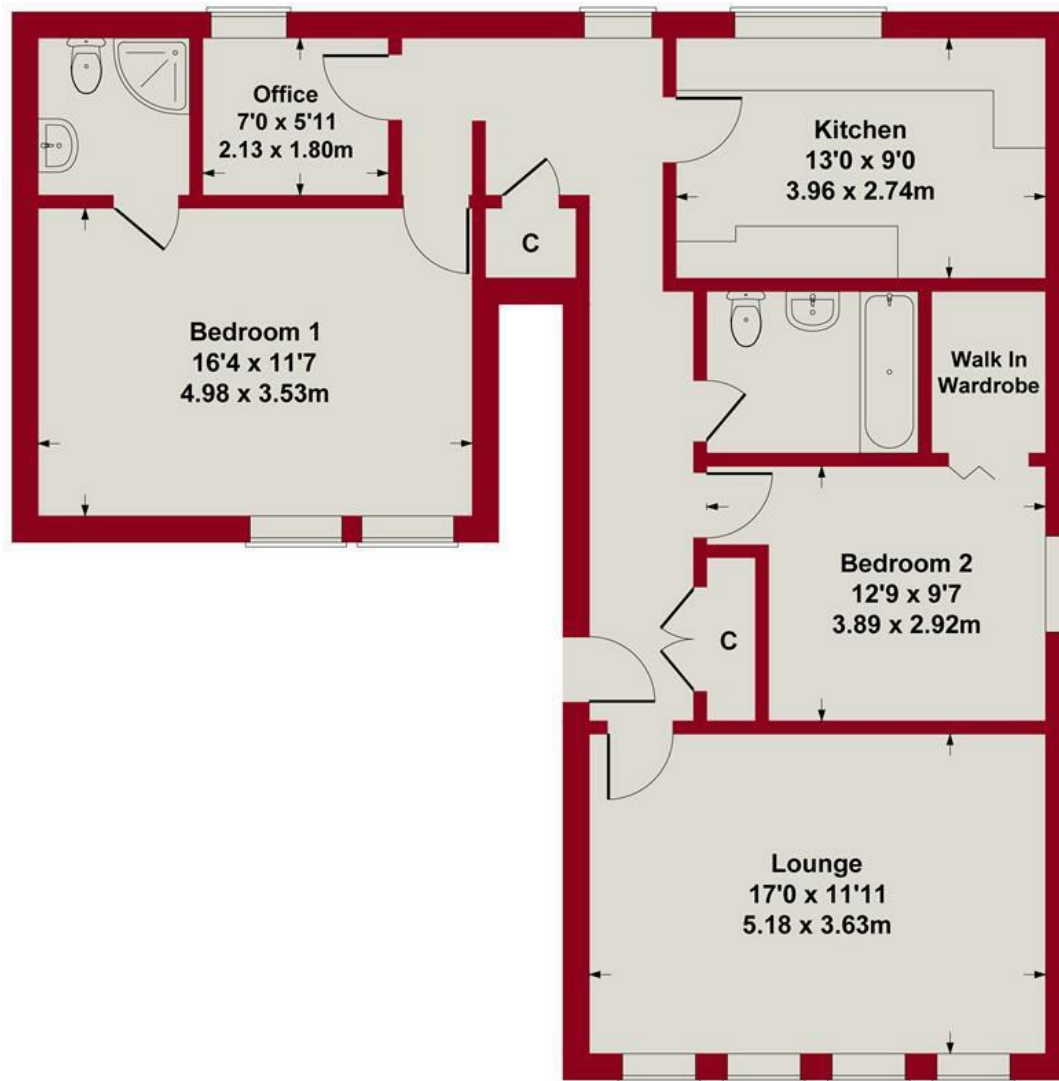






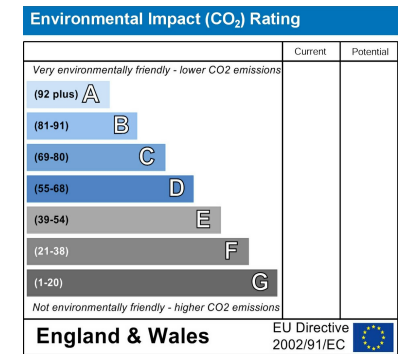
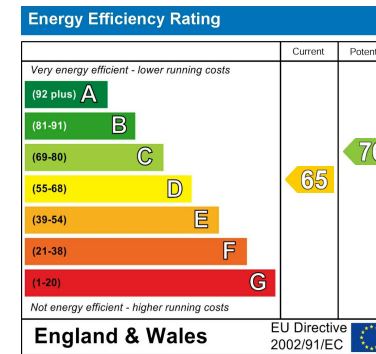


Approximate Gross Internal Area
977 sq ft - 90.00 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com



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 816200



RICS



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

20 King Street,
Southwell NG25 0EH
Tel: 01636 816200
Email: southwell@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers