

DISTINCTIVE
HOMES
by



The Garden House

Westhorpe, Southwell, NG25 0NG

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The Garden House is one of a kind. A stunning 6-bedroom detached family home built in a walled garden in the grounds of Westhorpe Hall and sitting on a private plot of circa 0.5 acres. Located in the quaint hamlet of Westhorpe which is walking distance of the renowned Minster school. Designed by a local architect with energy efficiency in mind, the house is partially earth sheltered and benefits from solar thermal heating.

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Ground Floor:

- Hallway
- Master bedroom with en-suite
- Five further double bedrooms
- Family bathroom
- En-suite shower room & separate WC
- Garden room

First Floor:

- Entrance hallway
- Open plan kitchen/living and dining
- Living room & Balcony over garden room
- Shower room
- Utility room

Second Floor:

- Craft/games room
- Home office

Grounds:

- Triple garage & Store room
- Cobbled driveway
- Landscaped gardens

Tenure - Freehold

Council tax - Band G





The accommodation comprises entrance hall that leads through to a large open plan living, dining room that also has an opening overlooking the garden room. A large bespoke kitchen with access to the utility room and through to the garaging. The spacious sitting room has a log burner, double doors opening onto the patio and a balcony overlooking the garden room.

From the living area there is a wide staircase that leads to the lower ground floor where the bedrooms are located. There is a master bedroom with bath and basin and doors opening to the garden room. In addition, there is a family bathroom, separate WC and second bedroom with an en-suite shower room and access to the garden room. There are a further four double bedrooms on this level that are under the green roof that offers some natural insulation.

From the entrance hallway on the ground floor there is a shower room, and stairs that lead to the first floor that has two large rooms that has the potential for various uses.

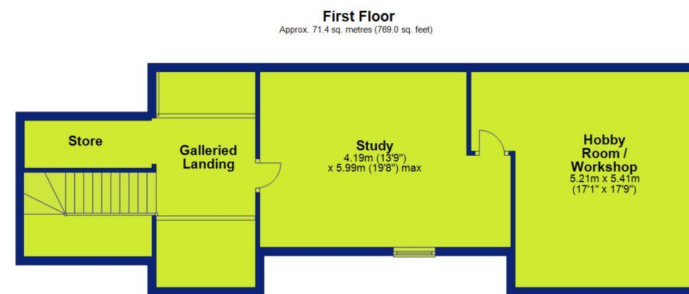
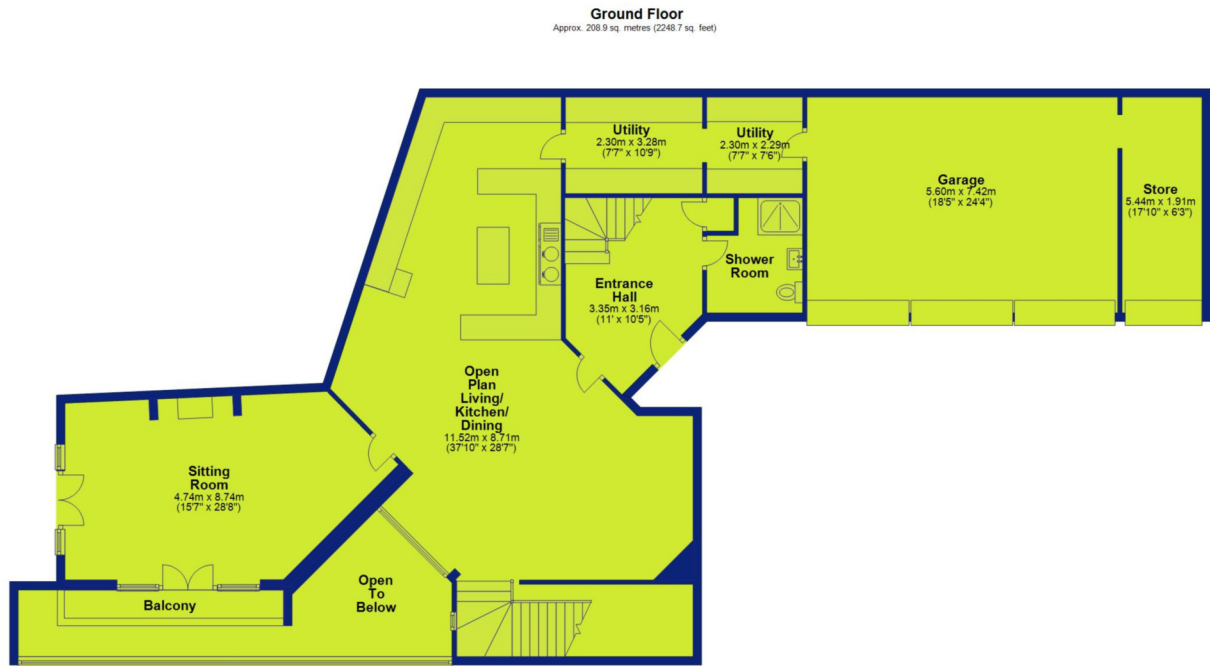
Outside is a cobbled driveway with a three-car garage and store. The landscaped gardens are beautiful and very fitting for the location and embraces the garden wall that dates back to 1790. Having matured over time the garden provides different sitting areas, lawn, vegetable patch, potting sheds and chicken coop.

The location of the house offers village and country life with numerous walks on your doorstep and the convenience of the town just moments away. Within walking distance to the town centre, you have easy access to a range of independent retailers, cafes, public houses, convenience stores, a leisure centre and restaurants. The Garden House is also within the sought after Minster school catchment area. The house is ideally situated for transport links including Newark which allows you to catch the train to London Kings Cross in just 78 minutes.

Without viewing this property, you will never really appreciate the tranquil lifestyle that is on offer here.







Total area: approx. 452.1 sq. metres (4866.8 sq. feet)



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39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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