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**DavidJames**  
the estate agent

**Honeyknab Lane, Oxton, Nottingham, NG25 0SX**

**Guide Price £700,000**

# About This Property

GUIDE PRICE £700,000-£750,000. We are delighted to present this stunning detached family home, set in a conservation area on the edge of open countryside in the picturesque village of Oxton.

You are greeted by a welcoming entrance hall which leads to the lounge, snug and cloakroom/WC. The cloakroom includes a 2-piece suite and incorporates space for a washing machine.

The spacious lounge features parquet flooring, a working fire which is perfect for cosy evenings and French doors that provide access to the rear garden, flooding the room with natural light. It also includes provision for a wall-mounted TV with a useful bespoke fitted cabinet beneath.

The versatile snug, with its feature multi-fuel burner, opens into the adjoining dining room, which boasts a beautiful bow window and a fibre internet point.

The modern kitchen is equipped with a range of fitted units and Silestone worktops with predominantly Neff Integrated appliances include a SlideandHide oven, combi microwave, induction hob and extractor, dishwasher and a fridge. An adjoining utility/pantry provides fitted storage units and space for a freezer.

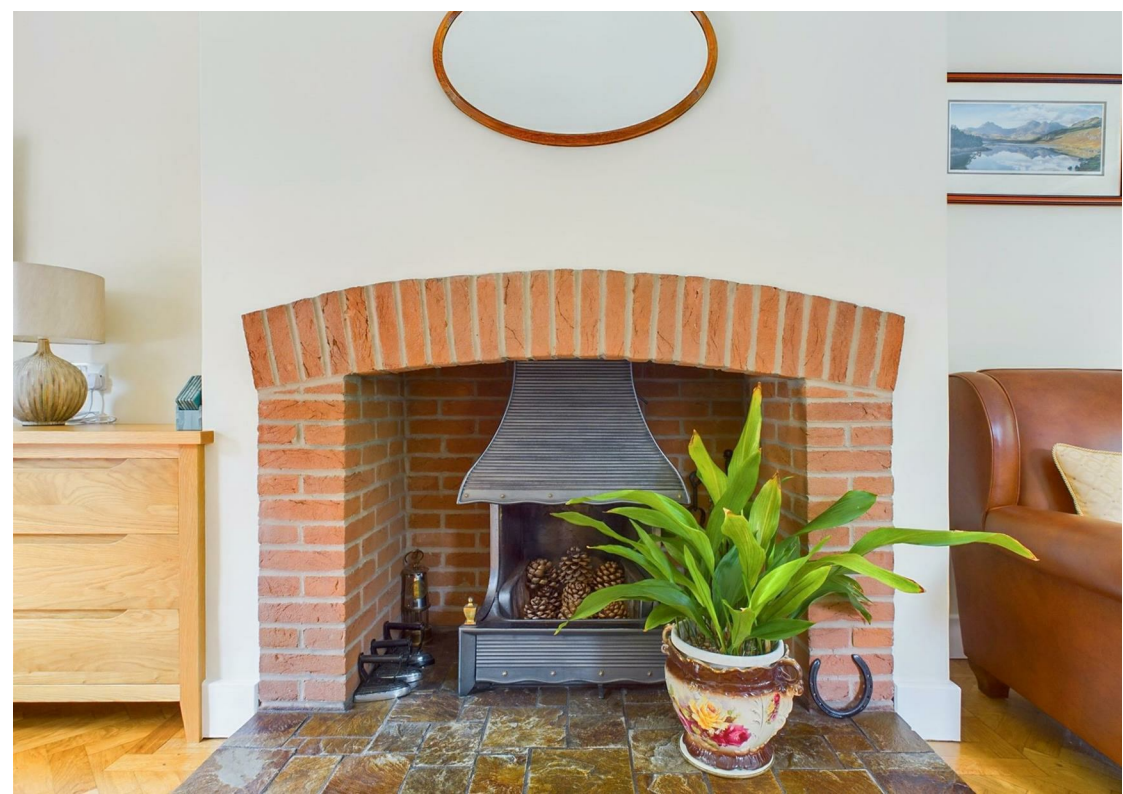
Upstairs, there are 3 well-proportioned bedrooms, all enjoying excellent garden views. Bedrooms 1 and 2 have fitted wardrobes whilst bedroom 3 provides access to eaves storage space. Complementing is a superb modern shower room, featuring a 3-piece white suite, including a walk-in cubicle.

Outside, a gated driveway offers substantial parking and access to the wonderful front garden, which is well-established and predominantly lawned. The driveway leads to an oak-framed double carport with power and lighting, as well as a rear log store. The main garden is a true oasis and consists of an initial lawn with a patio seating area and access to an oak-framed cabin, currently used for storage but ideal as a workshop or hobby space. A small flight of steps from the initial garden leads to a sizeable enclosed lawn with established fruit trees.



- Stunning detached family home
- A stone's throw from open countryside in the idyllic village of Oxton
- Beautifully-presented and a true testament to the current owners
- Bright and spacious lounge with a feature working open fire
- Versatile snug with a multi-fuel burner and adjoining dining room
- Superb modern kitchen with integrated appliances
- Three well-proportioned first floor bedrooms with garden views
- Modern shower room with a walk-in cubicle
- Substantial and immaculately-maintained front and rear gardens with a detached oak-framed cabin
- Gated driveway and a double oak-framed carport provide multi-vehicle parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area<sup>(1)</sup>

193.69 m<sup>2</sup>  
2084.86 ft<sup>2</sup>

Reduced headroom

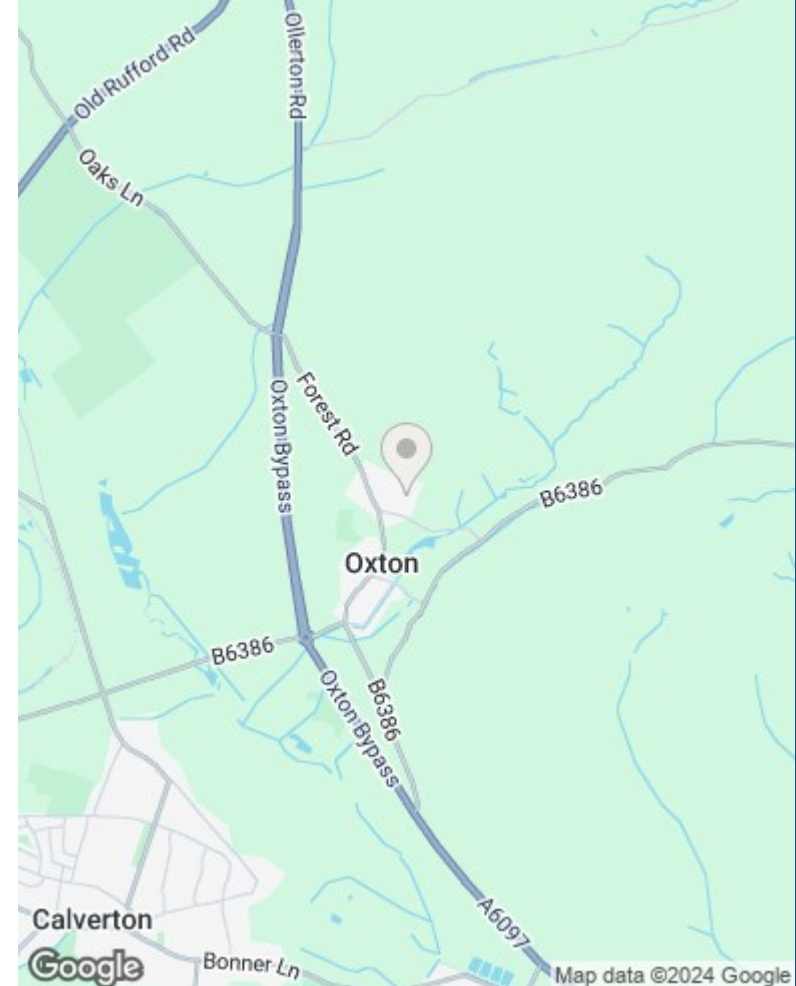
11.34 m<sup>2</sup>  
122.06 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: F**  
**Newark and Sherwood District**  
**Council**  
**Freehold**

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