



Oxton Hill

FARMHOUSE



Welcome To
YOUR NEW HOME

Chocolate box cottage charm awaits at Oxton Hill Farmhouse, a home rich in traditional character and charm, in the heart of the Nottinghamshire countryside. Nestled off Southwell Road, pull through electric gates and onto the gravel driveway, leading to a turning circle, where there is ample parking alongside an EVC point to the front.

A handsome double, open-fronted barn-style garage offers further parking. Mature hedging provides a buffer of privacy from the road, where handy bus routes link you with the nearby towns.



A Retreat With
CHARACTERFUL APPEAL

With enduring appeal, the symmetrical sight of this 1800s refurbished farmhouse evokes a sense of comfort from the outset.

Stepping inside, via the handy porch with its shuttered windows, emerge into the entrance hall through a glazed oak veneer door. Tiled underfoot, this spacious and airy entrance hall provides access through to the lounge on the left.



Traditional Features,
COMFORT & CHARM

A well-proportioned room, with shuttered windows to the front and rear drawing light through, the lounge is cosy yet spacious, with beautiful Ted Todd Crafted Textures Standen engineered oak flooring flowing underfoot. Emanating warmth and welcome, the log-burning stove is nestled on a large stone hearth, beneath a feature wooden lintel.





Refined Living & **COSY SPACES**

Adding to this inviting ambiance, plush, tastefully chosen furnishings complement the room's aesthetic, inviting one to unwind in comfort.

Throughout the home, rustic, traditional features bring a warmth to each room, whilst tall ceiling heights add a sense of airy spaciousness, enhancing the natural light that bathes the interior, creating an inviting retreat from the world outside.





Hearthside
HARMONY

From the entrance hall, useful storage can be found beneath the staircase, whilst opposite, a door opens into the dining room. Spacious and bright, the large, shuttered window brings in the greenery of the garden, whilst richly toned Ted Todd flooring extends underfoot once more. A formal room with traditional flair, the brand-new log-burning stove beneath its timber mantel imbues the room with a cosy warmth.

Feast
YOUR EYES

The heart of the home, the large, family dining kitchen awaits at the end of the entrance hall. Timber beams grace the lofty ceiling, weaving a tapestry of farmhouse allure complemented by the comforting presence of the Aga cooker, ensconced in its traditional brick alcove. The floor, adorned with tiles, provides a foundation for the cabinetry, which, freshly coated in paint and accented with new handles, offers a bounty of storage solutions.



The suite of appliances, including a dishwasher, an induction hob with a dedicated extractor, and a sophisticated double oven integrated with a microwave, speaks to the kitchen's blend of traditional charm and modern convenience.

Adjacent to this culinary haven, patio doors usher residents and guests alike to a secluded courtyard, presenting an idyllic setting for outdoor meals under the sky's embrace. This terrace, bathed in sunlight, becomes a sanctuary for alfresco dining, where moments are savoured and memories made.





The Heart OF THE HOME

The kitchen is bright and welcoming, with plenty of natural light. The central island, perfect for sitting around during breakfast, creating a perfect spot for family and friends to gather. It's practical too, with ample space for meal prep. This area is not just for cooking but also a place where everyone can come together, making the kitchen the heart of the home.

Beyond the kitchen, a rear porch provides access to the useful downstairs cloakroom with WC and wash basin.





A Spacious
MASTER SUITE

From the entrance hall make your way up the carpeted stairs, illuminated by light flowing in through the shuttered window on the turn, before arriving at the first-floor landing.

On the right, the master bedroom provides sanctuary, with views out over the lawn and gravelled driveway to the front. A spacious and serene room, deep built-in wardrobes provide storage, with a private en-suite. Part tiled to the walls, the en-suite features a large shower, wall-mounted vanity unit wash basin, WC and heated towel radiator.





Seek
SANCTUARY

Along the landing two further welcoming double bedrooms await, alongside bedroom four, a cosy room ideal as a study or nursery, conveniently positioned next door to the master bedroom, and with the potential to accommodate a three-quarter size bed. Throughout the home, shutters dress the wooden windows.





Room For **THE FAMILY**

Adjacent to the master bedroom, you'll find bedroom four. This cosy space is ideally suited for use as a study or nursery, reflecting its versatile nature.

Modest in size, it holds the potential to comfortably fit a three-quarter size bed, making it a practical choice for various needs. The strategic placement next to the master bedroom, coupled with the charming shutters dressing the windows, ensures this room is a convenient and delightful part of the home.



Refresh **REVIVE & RELAX**

The home boasts a generously sized bathroom dedicated to serving the three guest bedrooms. This bathroom is fully tiled, and featuring a double ended bath, separate shower, wash basin with vanity unit storage, heated towel radiator and WC.

A thoughtfully positioned utility cupboard on the first floor, plumbed for a washer-dryer, addresses the practical aspects of household management; the location not only streamlines the chore of laundry but also contributes to the overall practical and well-considered design of the home.



Garden
DELIGHTS

Soak up the rays on the private courtyard, accessed off the kitchen. A secluded sun trap, where better for an evening thirst-quencher as the long summer days draw to a close? Sweeping, lush lawns to the front are fully enclosed by high hedging, fenced and gated; perfect for privacy from the road and ideal for children's games and scampering paws. In autumn, harvest the plums from the mature tree.





Out & ABOUT

With its spacious rooms and large garden, Oxton Hill Farmhouse holds much appeal for families, nestled in the catchment area for The Minster School, conveniently accessed by bus, which picks up at the end of the drive.

Close by, dine out at The Bridge at Oxton, The Lion at Farnsfield or, for your Saturday morning breakfast, pick up eggs from the honesty farm shop just up the road. When catching up with friends over coffee and cake, The Deli at Southwell is the perfect meeting place. Walks abound from the front door, with a 2.5 mile round walk accessible via the public footpath just across the road. The idyllic village of Epperstone is a 3.5 mile walk away for a family day out.

Just a short distance from Southwell Minster, visit the beautiful gardens or enjoy a musical tribute evening alongside regularly scheduled services. With much to see and explore close by, take a turn about Rufford Abbey, Newstead Abbey or discover the Dickensian trappings of Southwell Workhouse and Infirmary, run by the National Trust. With a range of independent and chain stores available in Southwell, including a wine shop and butchers, pick up all your essentials close by. Meanwhile commute into the local towns and cities via the A1 and M1. Nottingham is only 30 minutes' drive away with access to London from Newark Station.

A characterful home, with chocolate box charm and all the modern comforts, experience the best of both worlds at Oxton Hill Farmhouse.



Floor PLAN

Approximate Gross Internal Area = 1656 sq ft / 153.8 sq m.

Illustration For Identification Purposes Only.

Measurements Are Accurate. Not To Scale

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Presented By

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