

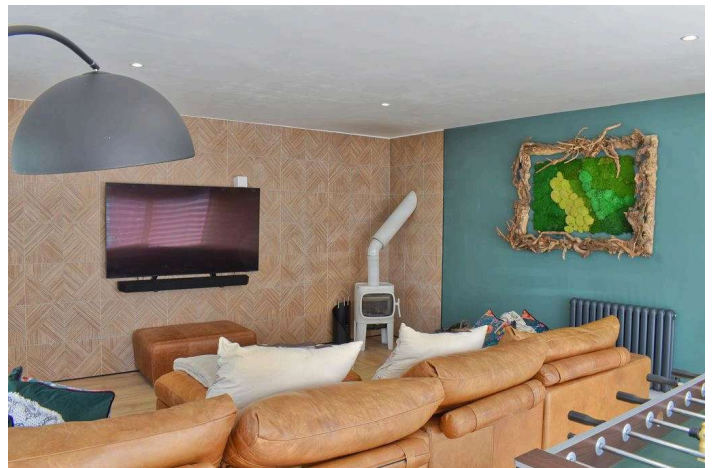
## Rowan House, Flintham NG23 5LR

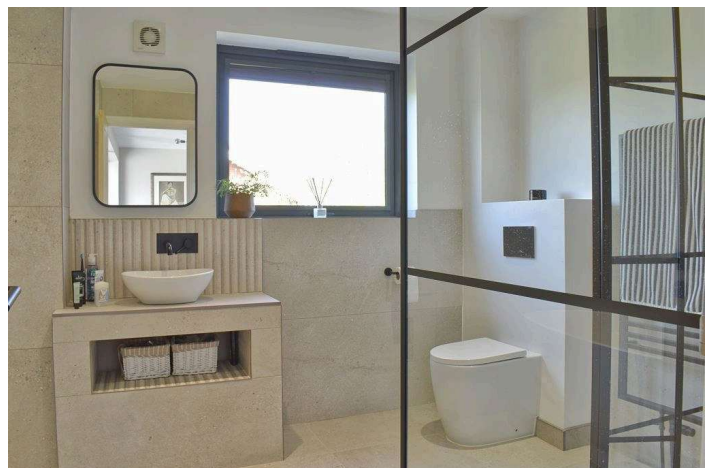


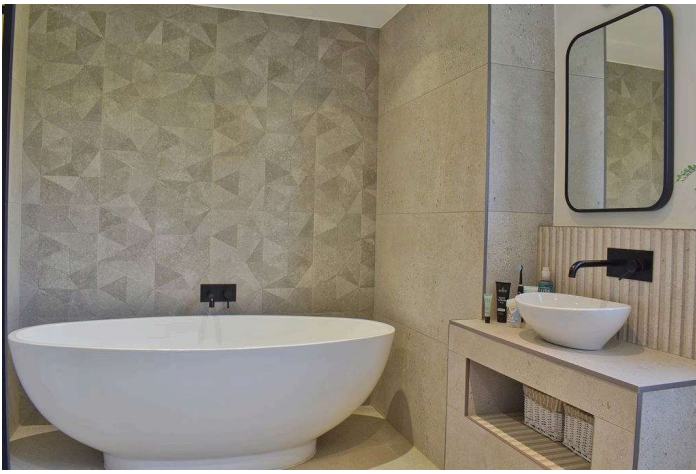
Rowan House is a truly spectacular residence standing in superb grounds in this sought after village location. The property has been substantially extended and remodelled by the present owners, and has accommodation including four reception rooms, an outstanding kitchen, cloakroom, five double bedrooms, two en-suites, bathroom and double garage. This is a unique opportunity to purchase a desirable and contemporary home, and early viewing is essential. Double glazing and gas central heating are installed.

**£875,000**









## **Situation and Amenities**

Flintham is a thriving village with community shop and museum, there is a highly regarded primary school, a Community Shop, and the very welcoming Boot & Shoe public house. The village is located off the A46 midway between the market towns of Newark and Bingham where there are further amenities and is well placed for commuting with good road links to the A1, A52 and M1 and there are direct trains from Newark Northgate to London in just over an hour.

## **Accommodation**

Upon entering the front door, this leads into:

### **Reception Hallway**

This spacious and welcoming reception hallway has the staircase rising to the first floor and doors providing access to the boot room, cloakroom, lounge and kitchen. The hallway gives a taste of the contemporary features throughout this wonderful property, having full height windows to the front elevation making it particularly bright and airy. The hallway has a ceramic tiled floor, cornice to the ceiling, a ceiling light point and recessed ceiling spotlights.

### **Ground Floor Cloakroom**

The cloakroom has a window to the side elevation and is fitted with a floating wash hand basin and WC. The room has a ceramic tiled floor, a recessed ceiling spotlight and a heated towel rail.

**Boot Room 7' 8" x 5' 11" (2.34m x 1.80m)**

This versatile room has a glazed door to the side elevation and provides an alternative access to the property. The boot room has a ceramic tiled floor and recessed ceiling spotlights. The central heating boiler is located here. A further door leads into the utility room.

**Utility Room 8' 9" x 7' 6" (2.66m x 2.28m)**

The utility room has a window to the side elevation and is fitted with a range of base units complemented with square edge work surfaces and matching splash backs. There are also tall storage cupboards, a Belfast sink, space and plumbing for both a washing machine and tumble dryer, and further space for an American style fridge/freezer. The room has a ceramic tiled floor and a ceiling light point. A sliding door leads into the kitchen.

**Kitchen 23' 10" x 12' 3" (7.26m x 3.73m) (excluding storage cupboards)**

This stunning contemporary kitchen really has the 'WOW' factor, and has a window to the rear elevation and full height glazed sliding doors providing access out to the patio and garden beyond. A large opening leads through to the open plan sitting room and dining room. The kitchen is fitted with a fabulous array of base and wall units, complemented with square edge work surfaces and tiled splash backs. There is a one and a half bowl ceramic sink, and integrated appliances include an eye level double oven and microwave, fridge, freezer and dishwasher. There is a central island which incorporates a large breakfast bar, an induction hob and elevating extractor fan. Above the island are three pendant light points. The kitchen has the same ceramic tiled floor flowing through from the hallway, recessed ceiling spotlights and a vertical radiator.

**Open Plan Sitting and Dining Rooms 33' 2" x 14' 0" (10.10m x 4.26m) (overall measurements)**

This impressive reception room has dual aspect windows to the front and rear elevations, and glazed sliding patio doors leading out to the garden. The room is of sufficient size to comfortably accommodate dining and occasional furniture, and the focal point of the seating area is the fireplace with log burning stove inset. The entire room has a ceramic tiled floor, a combination of wall and ceiling light points and two radiators. From the dining room area a door leads through to the gymnasium/office.

**Gymnasium/Office 15' 11" x 5' 4" (4.85m x 1.62m)**

This room has a window to the rear elevation and a glazed door leading into the garden. Currently utilised as a small gymnasium but would serve equally well as a home office/study if required. There is a ceramic tiled floor and recessed ceiling spotlights. A personnel door leads into the double garage.

**Lounge 17' 11" x 15' 6" (5.46m x 4.72m)**

This further superb sized reception room has full height windows to the side elevation, and sliding patio doors leading out to the front garden. The focal point of the lounge, located in one corner, is the free standing log burning stove. The room also has a ceramic tiled floor, a feature tiled wall, recessed ceiling spotlights and two radiators.

**First Floor Landing**

The staircase rises from the reception hallway to the first floor galleried landing which is bright and airy with the full width window to the front elevation and a further window to the side. The landing has doors into all five double bedrooms and the family bathroom. The landing has a ceiling light point above the stairwell, recessed ceiling spotlights and a radiator. The airing cupboard and access to the roof space are located on the landing.

**Bedroom One 15' 3" x 13' 10" (4.64m x 4.21m) (plus dressing room and en-suite)**

The master bedroom has double height windows to the rear elevation giving fantastic views of the garden and open countryside beyond. The room has a double height vaulted ceiling, recessed ceiling spotlights, wall light points and two radiators. A sliding door provides access to the en-suite shower room.

**En-suite Shower Room 8' 3" x 5' 11" (2.51m x 1.80m)**

The en-suite has a window to the rear elevation and is fitted with an oversized walk-in shower cubicle with mains rainwater head shower, contemporary vanity unit with wash hand basin on set and storage beneath, and a WC. The en-suite is complemented with a ceramic tiled floor and part ceramic tiling to the walls. In addition there are recessed ceiling spotlights and a heated towel rail.

**Dressing Room 9' 1" x 8' 5" (2.77m x 2.56m)**

A sliding door leads into the dressing room which has a skylight window and recessed ceiling spotlights. The room is fitted out with a comprehensive array of open faced wardrobes, shelving and drawers.

**Bedroom Two 17' 10" x 15' 5" (5.43m x 4.70m) (overall dimensions)**

A further large double bedroom with a full height window overlooking front garden, two windows to the side and a further small window to the rear. There is a sub-petition from the bedroom and this leads to the large wardrobe area which has two Velux skylight windows to the side elevation. This bedroom also has a vaulted ceiling, recessed ceiling spotlights and two radiators. A door leads into the en-suite shower room.

**Bedroom Two En-suite 8' 8" x 5' 11" (2.64m x 1.80m)**

Fitted with an oversized walk-in shower cubicle with mains rainwater head shower, contemporary vanity unit with wash hand basin on set and storage beneath, and a WC. The room has ceramic floor tiling and part ceramic tiling to the walls, together with recessed ceiling spotlights, an extractor fan and a heated towel rail.

**Bedroom Three 13' 7" x 12' 0" (4.14m x 3.65m) (at widest points)**

A double bedroom with a window to the rear elevation overlooking the garden and countryside. The bedroom has twin fitted double wardrobes, recessed ceiling spotlights and a radiator.

**Bedroom Four** 14' 3" x 9' 0" (4.34m x 2.74m)

A double bedroom with a window to the front elevation, a fitted double wardrobe, recessed ceiling spotlights and a radiator.

**Bedroom Five** 13' 8" x 8' 5" (4.16m x 2.56m) (plus door recess)

A double bedroom with a window to the rear elevation overlooking the garden and countryside beyond. The bedroom is currently utilised as a home office/study, and has a fitted double wardrobe, a ceiling light point and a radiator.

**Family Bathroom** 12' 0" x 8' 5" (3.65m x 2.56m)

The family bathroom has a window to the side elevation and is fitted with a white suite comprising a modern double end bath, vanity unit with wash hand basin on set and storage beneath, and a WC. In addition there is an oversized shower cubicle with mains rainwater head shower. The bathroom is enhanced with ceramic floor and wall tiling. In addition there are recessed ceiling spotlights, an extractor fan and a heated towel rail.

**Outside**

Rowan House stands on a delightful and private plot and is accessed via electrically operated wooden gates which lead onto an extensive driveway providing off road parking for numerous vehicles, this in turn leads to the double garage. The front garden is laid primarily to well tended lawn and bounded by mature laurel hedgerow. There are a number of mature trees. There is a porcelain tiled patio to the front and this continues around the side of the property where there is a further extensive patio leading to the rear.

**Rear Garden**

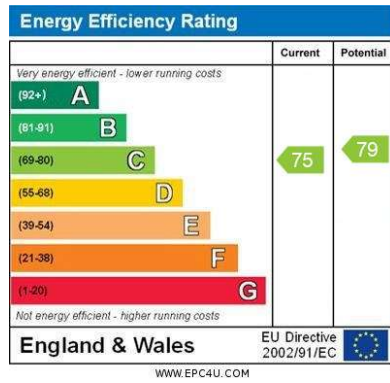
The rear garden is a particular feature of this beautiful home, has an extensive degree of privacy and enjoys an outlook across the countryside. The garden is laid primarily to lawn and contains a number of mature shrubs, plants and trees. There is a large patio situated adjacent to the house and this provides a wonderful outdoor seating and entertaining space.

**Double Garage** 21' 1" x 16' 0" (6.42m x 4.87m)

The garage has an electrically operated up and over door to the front elevation and a personnel door to the rear leading into the gymnasium/office. The garage is equipped with both power and lighting.

**Council Tax**

The property is in Band G.



### **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority**

Rushcliffe Borough Council, Nottinghamshire, 0115 9819911

### **Possession/Tenure**

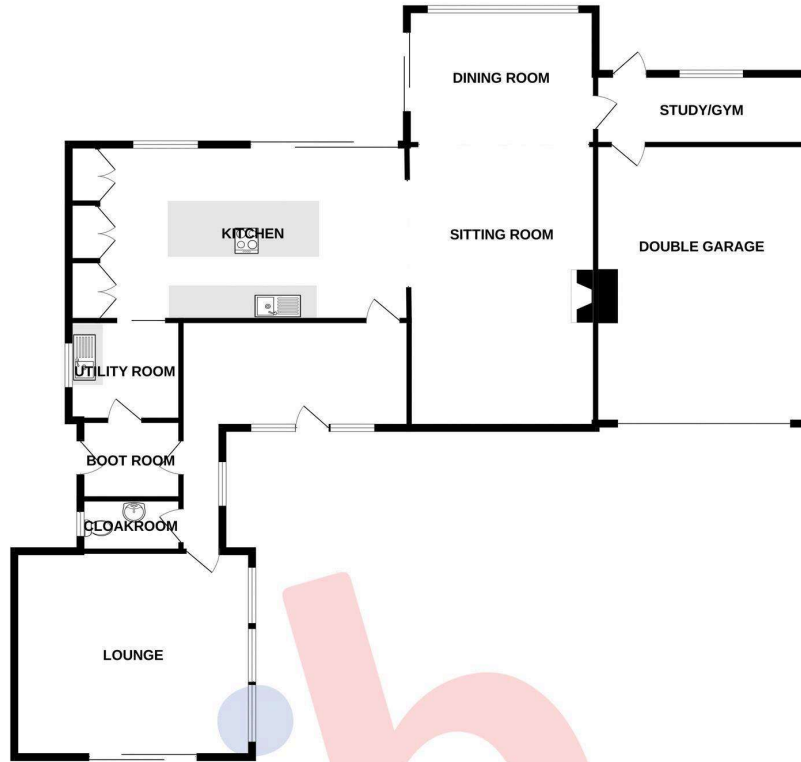
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

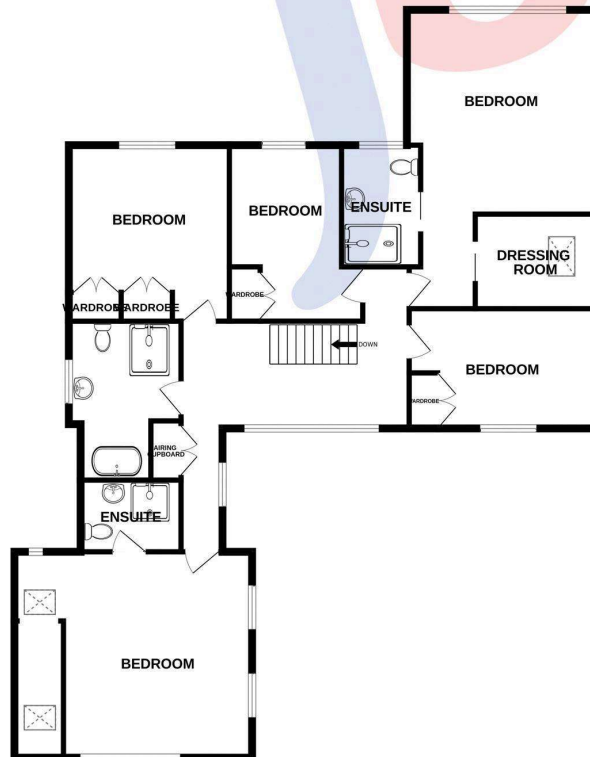
### **Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007608 11 May 2026

GROUND FLOOR  
1771 sq.ft. (164.5 sq.m.) approx.



1ST FLOOR  
1364 sq.ft. (126.7 sq.m.) approx.



TOTAL FLOOR AREA : 3135 sq.ft. (291.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.