



£450,000 Freehold

THE OAK HIGH OAKHAM RIDGE | | MANSFIELD | NG18 5FS

**BuckleyBrown**  
ESTATE AGENTS

## THE OAK...PLOTS 56 & 58 REMAINING...

Situated in the prestigious area of High Oakham Hill, Mansfield, The Oak offers an exceptional blend of space, flexibility and modern family living, all within a peaceful yet highly convenient location. Surrounded by greenery and attractive views, this home provides the perfect balance of tranquillity and accessibility to local amenities, reputable schools and transport links.

The ground floor features a versatile store/studio room, ideal for a home gym, hobby space or additional workspace. This level also benefits from a fifth bedroom complete with its own en-suite, perfect for guests or multi-generational living, along with internal access to the garage and workshop.

On the upper ground floor, a separate study offers further flexibility and could easily be used as a playroom or home office. The spacious living room enjoys a front-facing window allowing natural light to pour in. The heart of the home is the contemporary kitchen/dining room, finished to a high standard and complemented by patio doors opening onto the garden. A convenient cloakroom completes this level.

The first-floor hosts four well-proportioned bedrooms, including a superb principal bedroom with en-suite. A modern family bathroom serves the remaining bedrooms.

Externally, the property continues to impress with a private rear garden, ideal for relaxing or entertaining, alongside a private driveway and garage providing secure off-road parking.

Offering generous accommodation across multiple levels and a substantial deposit incentive, this is a superb opportunity in one of Mansfield's most sought-after locations.

Call the office now to arrange your viewing, 01623 633633!





#### Hall

Entrance hallway with access into;

#### Store/Studio 16'4" x 9'10"

Versatile room which can be utilised in a variety of ways to best suit your families needs.

#### Bedroom Five 10'11" x 9'8"

Central heating radiator, window to the front elevation and access to an en suite.

#### En Suite 9'8" x 9'3"

Three piece suite comprising of a hand wash basin, low flush WC and a shower.

#### Landing To The Upper Ground Floor

Window to the front and leading access into;

#### Cloakroom 7'1" x 3'2"

Fitted with a hand wash basin and low flush WC.

#### Study 8'9" x 8'9"

Versatile reception room with a central heating radiator and a window to the front elevation.

#### Living Room 19'10" x 10'4"

Generous proportioned room with a central heating radiator and a window to the front elevation.

#### Kitchen/Dining/Family Room 27'3" x 9'10"

The kitchen comes complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a window to the rear. Access to a handy utility room. The dining/family area provides a great space for hosting sit down meals and entertaining. Complemented by patio doors opening onto the rear garden.

#### Utility 7'1" x 5'2"

Fitted with matching cabinetry, inset sink with drainer along with space and plumbing for a washing machine/tumble dryer.

#### Landing to The First Floor

Window to the front and leading access into;

#### Store

Convenient storage room housing the boiler.

#### Bedroom One 45'11" x 22'11" x 32'9" x 26'2"

Central heating radiator, window to the front and an en suite.

#### En Suite 10'7" x 4'11"

Three piece suite including a hand wash basin, low flush WC and a shower. Window to the side.

#### Bedroom Two 14'6" x 10'0"

Central heating radiator and a window to the rear elevation.

#### Bedroom Three 12'5" x 10'5"

Central heating radiator and a window to the rear elevation.

#### Bedroom Four 8'11" x 8'9"

Central heating radiator and a window to the front elevation.

#### Garage

Accessible from the front elevation with an additional workshop space to the rear.

#### Workshop 10'2" x 9'10"

Handy storage space to the rear of the garage.

#### Outside

Low maintenance frontage with a small lawn area, private driveway, single integrated garage and access down the side of the property. The rear garden boasts an expansive lawn, patio seating area and fence surround.

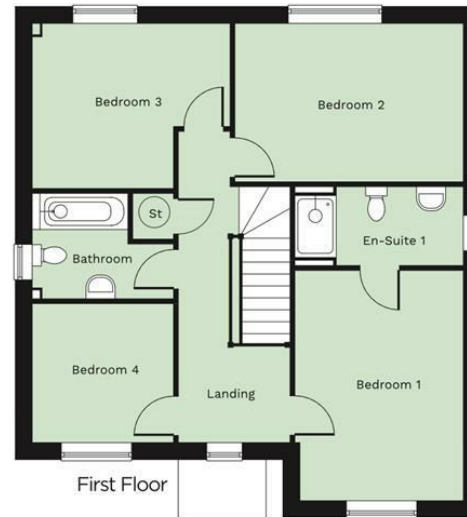




### Dimensions

<b>Living Room</b>	6077mm x 3160mm	19'11" x 10'4"
<b>Kitchen/Dining/Family</b>	8335mm x 3008mm	27'4" x 9'10"
<b>Utility</b>	2169mm x 1609mm	7'1" x 5'3"
<b>Study</b>	2690mm x 2670mm	8'10" x 8'9"
<b>Cloakroom</b>	2169mm x 968mm	7'1" x 3'2"
<b>Studio/Store</b>	4985mm x 3008mm	16'4" x 9'10"
<b>Workshop</b>	3115mm x 3013mm	10'2" x 9'10"

<b>Bedroom 1</b>	4456mm x 3257mm	14'7" x 10'8"
<b>En-Suite 1</b>	3257mm x 1527mm	10'8" x 5'0"
<b>Bedroom 2</b>	4416mm x 3065mm	14'6" x 10'0"
<b>Bedroom 3</b>	3826mm x 3195mm	12'6" x 10'6"
<b>Bedroom 4</b>	2720mm x 2690mm	8'11" x 8'10"
<b>Bedroom 5</b>	3361mm x 2973mm	11'0" x 9'9"
<b>En-Suite 2</b>	2975mm x 1458mm	9'9" x 4'9"
<b>Bathroom</b>	2720mm x 2039mm	8'11" x 6'8"



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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RIDGE  
MANSFIELD  
NG18 5FS



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