

Guide Price £625,000 Freehold

EAST WING I RUFFORD I NEWARK I NG22 9HB

BuckleyBrown ESTATE AGENTS

**GUIDE PRICE £625,000 - £650,000 **

YOUR PRIVATE OASIS STEEPED IN HISTORY!...

East Wing at Rufford Park Lodge, is a remarkable five-bedroom family home set within the historic grounds of the former Rufford Abbey Estate. Steeped in history, this Grade II listed property was originally built as a Hunting Lodge and perfectly blends period charm with modern family living.

The heart of the home is a welcoming living room with a log burner, radiating warmth and character, and double doors that open onto a private courtyard. Flow seamlessly into the spacious dining room, ideal for entertaining, with direct access to a bright, practical kitchen featuring wooden wall and base units, a traditional Belfast sink, and space for appliances. A utility room and convenient WC complete the ground floor.

Also on the ground floor is a bedroom with its own en-suite, perfect for guests or flexible living. Upstairs, four further generous bedrooms await, alongside a shower room and a family bathroom—providing comfort and space for the whole family.

Set on a substantial plot, the property boasts a front courtyard with off-street parking and access to private land to the rear, offering a semi-rural feel while still being close to local amenities. Surrounded by Sherwood Forest, Rufford Abbey, and picturesque countryside, the location offers a lifestyle to love.

This is more than a home—it's an opportunity to own a piece of history, perfectly positioned for families seeking space, character, and a truly special setting. With its stunning period features, flexible living spaces, and exceptional plot, The East Wing is a property that must be seen to be fully appreciated. Call today to arrange a viewing!!!









Living Room 14'11" x 14'10"
The cosy and inviting living room features a charming log burner, perfect for creating a warm and relaxing atmosphere. The room benefits from a window, along with double doors opening out to the courtyard. Further double doors lead through to the dining room, creating a lovely flow between the living spaces.

Dining Room 14'11" x 13'10"
The spacious dining room offers ample space for a range of furnishings, ideal for family meals and entertaining. The room benefits from a window providing natural light, double doors opening out to the courtyard, and a door leading through to the kitchen for added convenience.

Kitchen 14'11" x 11'3"
The bright and practical kitchen offers ample space for cooking and storage. Featuring matching wooden wall and base units, a traditional Belfast sink, and space for appliances, this kitchen combines style with functionality for everyday family living.

Utility Room 5'10" x 5'0"
The versatile utility room is thoughtfully designed to enhance everyday living. Perfect for laundry and additional storage, it provides space for appliances.

WC 5'10" x 2'6"
Complete with a low flush WC.

Hall
With access into;

Bedroom One 14'11" x 8'10"
This bedroom features carpeted flooring and dual-aspect windows, allowing plenty of natural light to fill the room. The bedroom is complemented by a private en-suite, offering both comfort and convenience for a relaxing retreat.

En-suite 5'10" x 6'11"
The en-suite bathroom features a three-piece suite, including a shower, low-flush WC, and hand wash basin. Designed for both style and functionality, it provides a convenient and private space for everyday use.

Landing
With access into;

Bedroom Two 14'11" x 8'6"
This well-proportioned bedroom features a window that fills the room with natural light and a fitted wardrobe, providing practical storage.

Bedroom Three 14'10" x 8'5"
This well-proportioned bedroom features a window that fills the room with natural light and a fitted wardrobe, providing practical storage.

Bedroom Four 11'8" x 8'9"
This generously sized bedroom offers ample space for a variety of furniture, with a window allowing in ample natural light.

Bedroom Five 11'9" x 9'7"
This generously sized bedroom offers ample space for a variety of furniture, with a window allowing in ample natural light.

Shower Room 11'8" x 5'4"
The contemporary shower room features a three-piece suite, comprising a shower, low-flush WC, and hand wash basin.

Bathroom 11'8" x 7'10"
This spacious bathroom features a four-piece suite, including a bath, shower, low-flush WC, and hand wash basin.

Exterior
The property sits on a substantial plot previously within the historic Rufford Abbey Estate, offering plenty of space and a sense of privacy. It features off-street parking for up to five vehicles and a front courtyard area.

Believed to have originally been built as a hunting lodge for the head gamekeeper, the property has a rich history and unique character. Its central location within this historic area offers the perfect combination of peaceful surroundings and access to nearby heritage sites, walking routes, and local amenities.





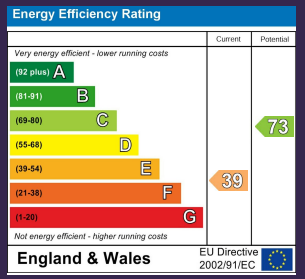






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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