



Woodhill Road, Collingham
Asking Price £300,000

Woodhill Road

Collingham, Newark

Full of charm and character, this delightful cottage enjoys a convenient position on the edge of the highly regarded and well-served village of Collingham, offering deceptively spacious and thoughtfully arranged accommodation throughout.

Combining traditional character with versatile living space, the property boasts a particularly appealing dual-aspect open-plan dining kitchen, two flexible reception rooms, three well-proportioned bedrooms and the unusual benefit of an en-suite WC to the principal bedroom, alongside two generous bathroom suites.

The accommodation is approached via a pleasant storm porch, which opens into a entrance hallway with access to the generously proportioned lounge, which enjoys a connecting door to a versatile hobby room/study, featuring a vaulted ceiling and skylight, creating a bright and adaptable space suitable for a variety of uses.

The dual-aspect dining kitchen provides a wonderful focal point to the home, offering an abundance of storage, ample space for dining and integrated appliances, including a gas hob and electric oven/grill. Completing the ground floor is a fabulous three-piece bathroom suite, which retains an appealing degree of character and charm.

To the first floor, the property continues to impress with three well-proportioned bedrooms, all benefiting from built-in storage, with the main bedroom further enhanced by its own en-suite WC. A further quality family bathroom suite serves the remaining bedrooms.





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Externally, the property benefits from a beautifully landscaped frontage, designed with both practicality and ease of maintenance in mind.

Double gates open onto a block-paved driveway, providing valuable off-street parking, while the remainder of the frontage features additional block paving, creating a pleasant entertaining area, alongside planted borders providing attractive colour and high-level fencing offering a good degree of privacy.

To the rear, a small courtyard area provides useful space for bin storage. Further benefits include gas central heating and UPVC double glazing.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

Lounge

17' 2" x 12' 3" (5.23m x 3.73m)

Hobby Room/Study

18' 6" x 7' 8" (5.64m x 2.34m)

maximum measurements

Dining Area

15' 1" x 15' 0" (4.60m x 4.57m)

maximum measurements

Kitchen

8' 7" x 7' 3" (2.62m x 2.21m)

maximum measurements

Ground Floor Bathroom

12' 3" x 7' 2" (3.73m x 2.18m)

maximum measurements

Bedroom One

15' 0" x 12' 2" (4.57m x 3.71m)

maximum measurements

Ensuite WC

6' 8" x 4' 2" (2.03m x 1.27m)

Bedroom Two

13' 0" x 9' 11" (3.96m x 3.02m)

Bedroom Three

13' 2" x 7' 7" (4.01m x 2.31m)

maximum measurements

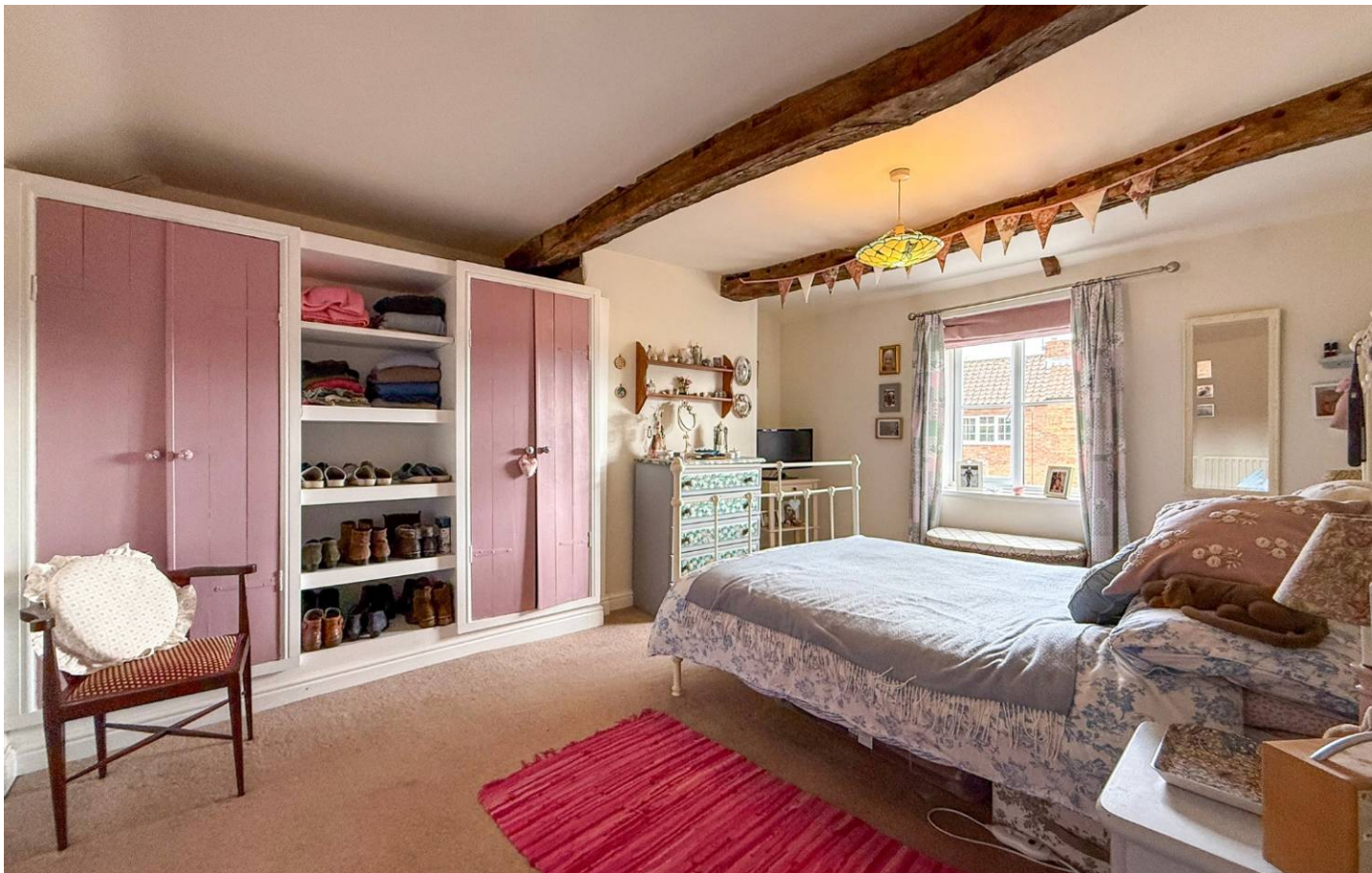
First Floor Bathroom

10' 7" x 6' 7" (3.23m x 2.01m)

Agents Note

The property has shared access for bin storage to the rear.





Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,310 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.



Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you to our conveyancing partner, we receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we receive a percentage of the fees if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



1ST FLOOR



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.
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