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£1,250 Per Month

Station Road, Ollerton, Newark,



Welcome to **BuckleyBrown**, where every home is carefully presented, so you can explore with clarity and confidence.

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"This beautifully presented property immediately stands out for its quality, space, and attention to detail, making a strong and lasting first impression from the outset."

- Hollie Carter, Associate Lettings Director



## *A home with lasting appeal...*

From the moment you arrive, you are greeted by a property that instantly feels like home, with its attractive setting and welcoming appearance. Internally, the accommodation is both stylish and functional, offering the ideal environment for both relaxing and entertaining.



## Step Inside

Step inside this lovely residence and be greeted by a warm and inviting atmosphere. The exposed ceiling beams add a touch of character, complemented by the striking brick-surround log burner in the dining room. The well-maintained kitchen features matching units and cabinetry with work surfaces above, providing a practical and attractive space for preparing meals.

Upstairs, the lounge is located on the first floor and offers plenty of space for furnishings. The third bedroom and family bathroom are also situated on this level and have been decorated to a high standard. The exposed ceiling beams continue throughout, enhancing the property's traditional charm.

The two remaining bedrooms are located on the top floor and provide generous accommodation, offering flexible space for a variety of needs. This townhouse combines comfort, character, and practicality throughout.

Outside, there is access to a private shared courtyard, providing an attractive and low-maintenance outdoor area. The property also benefits from parking space for two vehicles.





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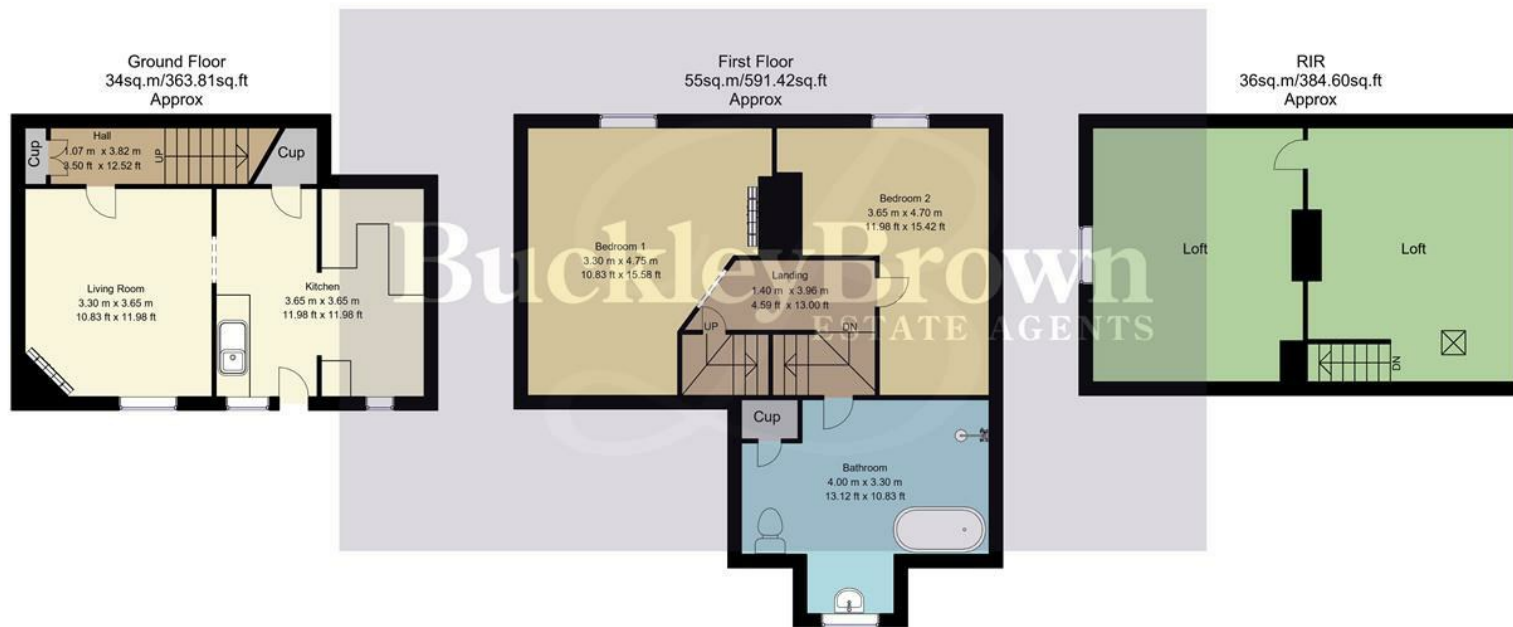
## Life in Ollerton

Ollerton is a well-established town located in north Nottinghamshire, offering a practical and family-friendly setting with a strong sense of community. Situated between Mansfield and Retford, and close to the historic village of Edwinstowe, the town appeals to a wide range of buyers seeking convenience, accessibility and proximity to some of the region's most attractive countryside.

The town itself provides a good range of everyday amenities, centred around its modern shopping area which includes supermarkets, independent retailers, cafés and essential services. Residents also benefit from local schools, healthcare facilities and leisure amenities, creating a well-served environment that is particularly attractive to families and those seeking a self-contained community.

Surrounded by open countryside and lying close to the edge of Sherwood Forest, New Ollerton is especially appealing to those who enjoy outdoor living. The nearby forest and surrounding woodland offer scenic walking and cycling routes, while the historic village of Edwinstowe and the renowned Sherwood Forest Visitor Centre provide additional opportunities for leisure and recreation. These natural surroundings enhance the town's appeal for those seeking a balance between convenience and green space





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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## Key Features

- Characterful exposed beams continuing throughout the property
- Three generously sized bedrooms
- Access to a private shared courtyard
- Modern family bathroom finished to a high standard
- Practical layout ideal for modern living

Size approx 1339.83 sq. ft

Council Tax - A

EPC Rating - C

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exceptional representation.

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