

Main Street

Ratcliffe-on-Soar, Nottingham, NG11 0EB

John German



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£475,000

A fantastic family home, with approx. 1/3-acre grounds and character features in abundance, situated in a highly sought-after, picturesque village location, with a wonderful sense of community. A home of this nature is often a once in a lifetime opportunity so early viewing is highly recommended to avoid disappointment.

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Brookside would make an ideal purchase for professional couples, or families.

Ratcliffe-on-Soar is a small, quiet village and civil parish in Nottinghamshire, located near the confluence of the River Soar and River Trent, 9 miles southwest of Nottingham. It is known for its close-knit community of less than 40 houses, the historic Holy Trinity Church, and the adjacent coal-fired power station, which is proposed to be transitioning into a zero-carbon technology hub.

Nearby conurbations of Nottingham (10m), Loughborough (12m), and Derby (14m) are easily accessible by car and regular bus service. Main line rail services are available from East Midlands Parkway which is only half a mile away. East Midlands Airport is approximately 10 minutes away by car and while commuter access to the M1, M42 and A50 is excellent.

Accommodation comprises; four spacious bedrooms (one ground floor), modern ground floor shower room, beautiful snug with vaulted ceilings, spacious lounge with original beams, large kitchen/dining room and conservatory overlooking the garden. All heating is provided by feature wood and solid fuel burners, giving a welcoming and ambient temperature throughout the home.

Externally, the rear garden is of exceptional size (we believe the entire plot measures 0.34 acres) and very private, bordering an attractive brook. The garden offers fantastic versatility as to where to relax or entertain with a large lawn, borders consisting of mature shrubs and trees, gravelled seating area and an attractive summerhouse. There are a range of brick and timber-built outbuildings which could be converted to further the current accommodation or used for handy storage. The gated driveway provides parking for four vehicles comfortably.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

Property construction: Standard

Parking: Gated driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Cesspit

Heating: Solid fuel

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Not currently connected - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

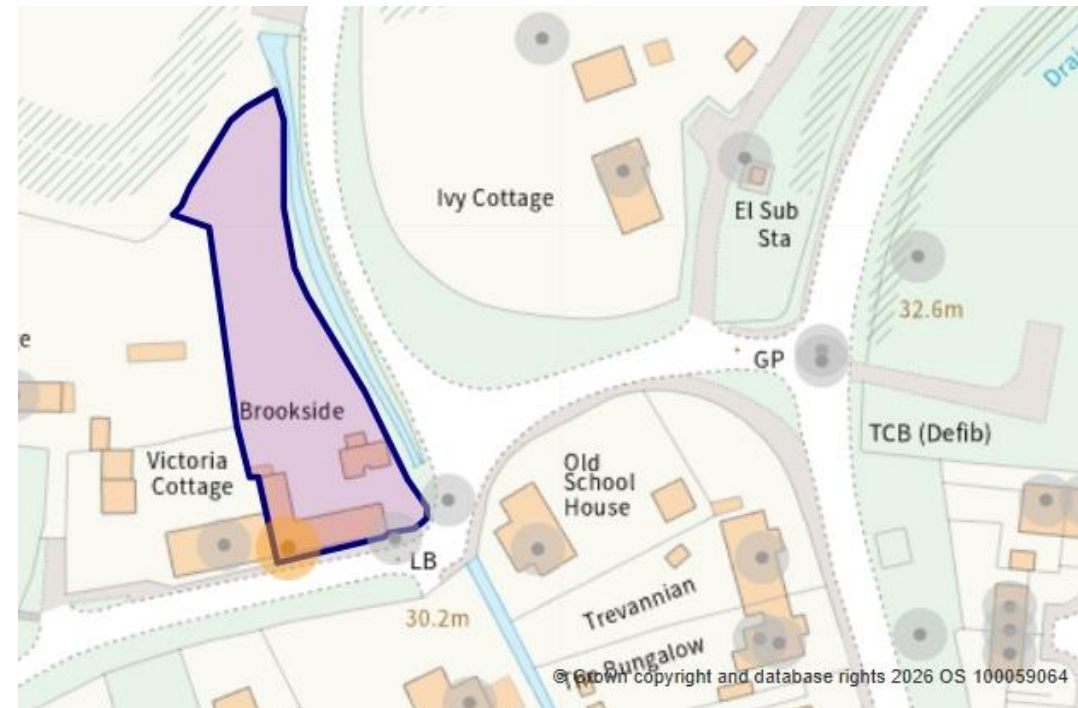
Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/30042026

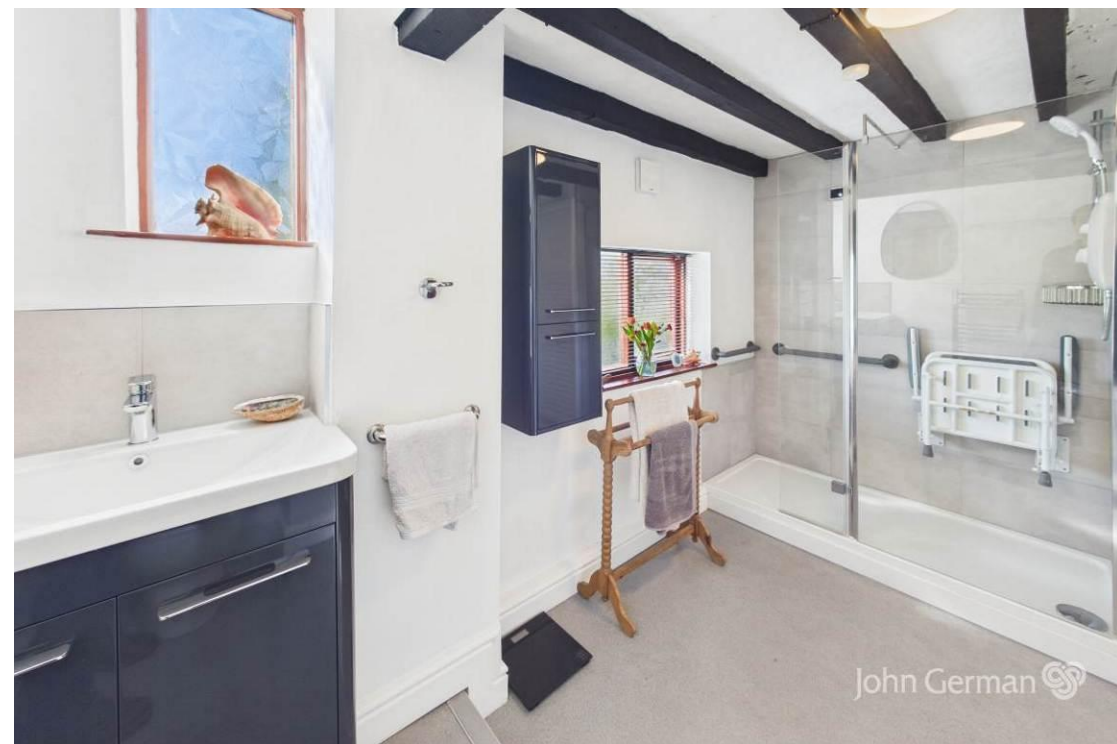
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



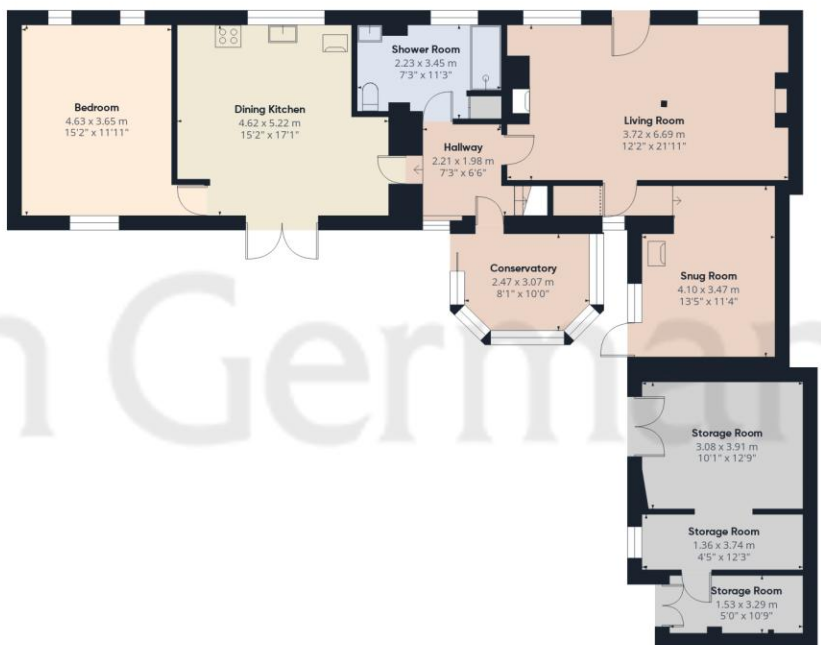












Ground Floor



Floor 1



Approximate total area⁽¹⁾

156 m²
1679 ft²

Reduced headroom

1.3 m²
13 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		



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