



Mayfield House, High Street, Collingham, Newark

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OLIVER REILLY



Mayfield House, High Street, Collingham, Newark

- MAGNIFICENT VICTORIAN LINK-DETACHED HOME
 - SERENE & SECLUDED SETTING- CLOSE TO AMENITIES!
 - SUBLIME CONTEMPORARY DINING KITCHEN
 - STUNNING FOUR PIECE BATHROOM & EN-SUITE
 - PRIVATED GRAVELLED DRIVEWAY, GATED ENTRANCE & DOUBLE GARAGE
 - FOUR DOUBLE BEDROOMS
 - FOUR COPIOUS & ADAPTABLE RECEPTION ROOMS
 - GF W.C, UTILITY & BOOT ROOM
 - WONDERFUL 0.81 OF AN ACRE PRIVATE GROUNDS
 - ABUNDANCE OF PERIOD FEATURES! A MUST VIEW!
- Tenure: Freehold. EPC 'D'

Guide Price: £800,000 - £850,000. OF HANDSOME HERITAGE & CONTEMPORARY CLASS!

Prepare to fall head-over-heels for marvellous Mayfield House!.. A truly outstanding, individual and mesmerising Victorian link-detached home. Captivated by a magnificent, secluded plot, via a private gravelled, gated driveway, all hosted in the heart of this highly desirable and extremely well-served village, providing close links to Newark and Lincoln.

This ATTRACTIVE, IMPOSING & IMPRESSIVELY DESIGNED residence is full to the brim with retained character, combining with high-specification upgrades and a thoughtfully planned SUBSTANTIAL 3,000 square/ft layout. Promising PERFECT-PERIOD-PROPORTIONS THROUGHOUT!

The copious accommodation comprises: Entrance porch, an inviting reception hall, wonderful DUAL ASPECT lounge with feature fireplace/ inset log burner, a large ground floor W.C cloakroom, a lovely sitting room with picture window out to the idyllic garden, an inner hallway, study, a FABULOUS OPEN-PLAN DINING KITCHEN. Enhanced by integrated appliances and open-access through to a functional orangery, with separate living/ dining areas. Cleverly connecting two spaces, that epitomise the heart of this delightful home. There is a separate utility room and side conservatory/ boot room.

The expansive first floor landing hosts a STUNNING FOUR-PIECE BATHROOM and two/ three double bedrooms. One of which is utilised as a sizeable dressing room. A secondary staircase via the dining kitchen leads to a SUPERB FOURTH/GUEST BEDROOM with a modern FOUR-PIECE en-suite bathroom.

There is an extensive loft-space, boasting huge potential, accessed via an electric ladder, via remote control.

Externally, the property STANDS PROUD with a huge degree of privacy, tranquillity, and vibrancy. Having been professionally landscaped. There is ample off-street parking, a DETACHED DOUBLE GARAGE and variety of storage sheds.

Expect EXCELLENCE, ELEGANCE & SYMPATHETIC SOPHISTICATION! This home will not disappoint!!



ENTRANCE PORCH:	7'2 x 3'10 (2.18m x 1.17m)
RECEPTION HALL:	26'3 x 7'9 (8.00m x 2.36m)
COPIOUS DUAL-ASPECT LOUNGE:	18'9 x 16'3 (5.72m x 4.95m)
CLOAKROOM/ GROUND FLOOR W.C: Max measurements provided.	11'2 x 7'6 (3.40m x 2.29m)
MULTI-PURPOSE SITTING ROOM:	16'3 x 10'7 (4.95m x 3.23m)
INNER HALL:	7'8 x 5'2 (2.34m x 1.57m)
STUDY:	10'8 x 7'8 (3.25m x 2.34m)
CONTEMPORARY DINING KITCHEN: Max measurements provided.	20'9 x 17'4 (6.32m x 5.28m)
LARGE OPEN-PLAN ORANGERY: Max measurements provided.	26'10 x 11'1 (8.18m x 3.38m)
UTILITY ROOM:	17'4 x 6'6 (5.28m x 1.98m)
BOOT ROOM/ CONSERVATORY: A useful multi-purpose and practical space. Currently utilised as a useful boot room/ extension of the large utility room. Of part brick and uPVC construction, with a pitched clear glass roof. Providing tiled flooring, an electric heater, a range of fitted wall, drawer and base units, with laminate work surfaces over. Inset 1.5 bowl stainless steel sink with drainer. Equipped with power and lighting. uPVC double glazed windows to both side and rear elevations. A uPVC double glazed side personal door gives access out to the garden.	9'7 x 9'2 (2.92m x 2.79m)
GALLERIED FIRST FLOOR LANDING: Max measurements provided.	26'10 x 7'6 (8.18m x 2.29m)
MASTER BEDROOM: Max measurements provided.	16'9 x 16'3 (5.11m x 4.95m)
BEDROOM TWO: Max measurements provided.	27'4 x 17'5 (8.33m x 5.31m)
FOUR-PIECE EN-SUITE:	11'6 x 7'6 (3.51m x 2.29m)
BEDROOM THREE:	16'3 x 13'11 (4.95m x 4.24m)
DRESSING ROOM/ BEDROOM FOUR: Currently setup as a functional dressing room, with extensive fitted wardrobes. An internal door from the landing remains in place. The room could easily be re-instated into an additional bedroom, if required. Max measurements provided.	16'3 x 8'9 (4.95m x 2.67m)



LARGE ATTIC SPACE 1: 17'6 x 15'9 (5.33m x 4.80m)
Accessed via an electronic ladder, from bedroom three, via a remote control. With carpeted flooring, a Velux roof-light, ceiling light fitting, TV point and power. Hosting great potential and currently setup as a fantastic storage space. Max measurements provided.

LARGE ATTIC SPACE 2: 17'5 x 15'9 (5.31m x 4.80m)
Fully boarded. Providing exceptional storage space and great potential. Ceiling light fitting and access to a fitted airing cupboard. Housing the hot water cylinder. Max measurements provided.

DETACHED DOUBLE GARAGE: 23'3 x 17'4 (7.09m x 5.28m)
Of oak framed construction, with a pitched tiled roof. Accessed via two oak double doors. Equipped with power, lighting and partially boarded over-head eaves storage space.

RANGE OF OUTBUILDINGS:
The secluded and private grounds host a wide range of useful garden buildings, including a range of timber garden sheds. All equipped with power and lighting. There is also a detached conservatory, equipped with power and lighting. Which promotes a great multi-purpose space, admiring views across the private garden.

EXTERNALLY:
This beautifully bespoke period home is perfectly positioned, in the heart of this outstanding village. Offering a wide variety of excellent on hand amenities and ease of access to main road corridors, with link to Newark and Lincoln.

The property remains un-detected from the High Street and is situated down a PRIVATE GRAVELLED DRIVEWAY- Which is owned by the property. Providing a right of access for two neighbouring homes. The sweeping driveway leads to a secure double five bar gated entrance. Onto a private gravelled driveway. Ensuring AMPLE OFF-STREET PARKING. Suitable for a wide range of vehicles, including a caravan/ motorhome. This leads down to the LARGE DETACHED OAK GARAGE.

The house STANDS PROUD on an approximate 0.81 of acre private plot. (This does not account for the shared driveway entrance). The formal garden is laid to lawn, with a vast range of established and well-tended shrubs and trees. The highlight of the grounds, has to be the professionally landscaped entertainment space, with fenced borders and a block paved pathway from the Orangery. Packed with a variety of attractive planted borders. A gravelled pathway leads down to a raised paved seating area, with PROVISION FOR two delightful water features and a aluminium pergola. Promising a peaceful place to relax, unwind and entertain! The garden remains full of maturity and is further laid to lawn, Hosting extensive space that will fulfill any family's needs! There are established hedged side boundaries. Part walled and hedged rear boundaries. All enhancing the constant privacy, from every angle!

Approximate Size: 3,095 Square Ft.
Measurements are approximate and for guidance only. This does not include the large attic storage spaces.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern 'WORCESTER' boiler, installed in March 2025, with 'NEST' thermostat. There is a variety of double and single glazing throughout, with the majority of windows being a complementary sliding sash style.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'F'

EPC: Energy Performance Rating: 'D' (63)
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities: Collingham
The highly desirable village of Collingham is located approximately 6 miles away from Newark-on-Trent, where there is a fast track railway link to LONDON KINGS CROSS STATION FROM NEWARK NORTH GATE STATION in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The village itself has a vast and growing community that offers a wide range of amenities, rarely available in other surrounding areas. There is a highly regarded Primary School (John Blow), along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. The village also provides excellent access onto the A46 for Lincoln and Newark. There is a railway service to Lincoln, Newark and Nottingham. A regular bus service to Newark and surrounding areas. The village also has a popular Football Club, Cricket Club and Tennis Courts, along with many other clubs. Two Churches and a Methodist Chapel.

Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

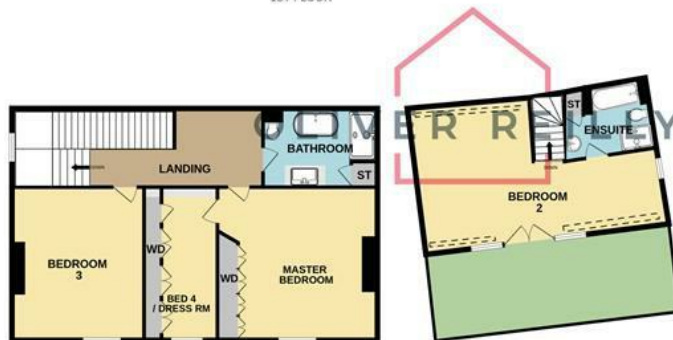
Draft Details-Awaiting Approval:
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



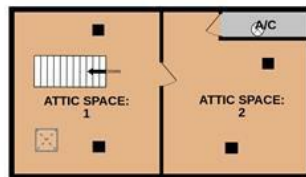




1ST FLOOR



2ND FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	