



Hammond
Property Services

FOR SALE

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NG13 8AR

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**MOSSLEY HOUSE, GRANTHAM ROAD, WHATTON IN THE VALE,
NOTTINGHAM, NOTTINGHAMSHIRE NG13 9EU**

£1,150,000

The best position, the best setting and the best plot? You decide!

Set within an extensive plot approaching 7 acres (approx) in total, this substantial home has been completely refurbished with high quality fittings throughout, a clever design and new layout that ensures plenty of light floods into the rooms and with the living accommodation enjoying the bucolic views across adjacent fields, to the higher ground in the distance.

Due to the size of the plot, there is always the potential option for an equestrian facility!

For those who enjoy entertaining or a simple 'get away from it all' space... within the grounds is the bonus feature of the fabulous summer house (currently used as a games room) or garden room / party room (37'0 x 19'6). Please note that this is detached from the main building.

The layout provides three further double bedrooms (the largest, enjoying Boutique Hotel quality en-suite bath & shower facilities, two very well proportioned reception rooms, the open plan dining kitchen that everyone is looking for, a separate utility room and cloakroom, the perfect home office room (or snug, or bedroom 5), a Master Bedroom with the best en-suite shower and bathroom we have seen at this price range (with a further bath/shower room serving the other bedrooms... all leading off a large initial entrance hall and, in turn, an inner hallway linking the accommodation together.

The property offers a predominantly ground floor layout with an additional Master Bedroom to the first floor, with wonderful open views across the rear, and en-suite shower facilities.

The initial formal gardens lie just in excess of half an acre (approx) with gated access onto a generous driveway with both a double garage (26'3 x 18'8) and a detached single garage (20'8 x 15'0), which also benefits from its own separate additional driveway from Grantham Road, which also leads into the paddock, which approaches six and half acres (approx).

MOSSLEY HOUSE, GRANTHAM ROAD, WHATTON IN THE VALE, NOTTINGHAMSHIRE NG13 9EU



An area of cultivation has created space for home grown produce within the vegetable plots and additional tree planting by the current owner will ensure a 'green and pleasant land' for many years to come.

Overall this a wonderful and rare opportunity to acquire an excellent individual home on what is a stunning plot on the edge of this highly regarded Conservation Village.

Amenities within the village include The Church of St John of Beverley (Archbishop Thomas Cranmer's boyhood Church). a village green area, whilst the neighbouring village of Aslockton enjoys The Cranmer Arms Public House, Delicatessen and Convenience Store, Outstanding (OFSTED 2024) Archbishop Cranmer Church Primary School for 4 to 11 year olds, Pre-school, Railway Station with links to Nottingham & Grantham (with access to King's Cross within just over an hour!).

Additional amenities can be found in the nearby market town of Bingham & these include a new Leisure Centre with both an indoor pool & state of the art Gymnasium, secondary schooling, range of local shops, doctors and dentists.



THE OVERAGE DEEDS

Please note that an Overage Deed was registered on the 14th November 2019 for a period of 25 years and is defined as 25% of the additional value of the property and land should planning permission be granted for further development. This is for the area with single diagonal lines.

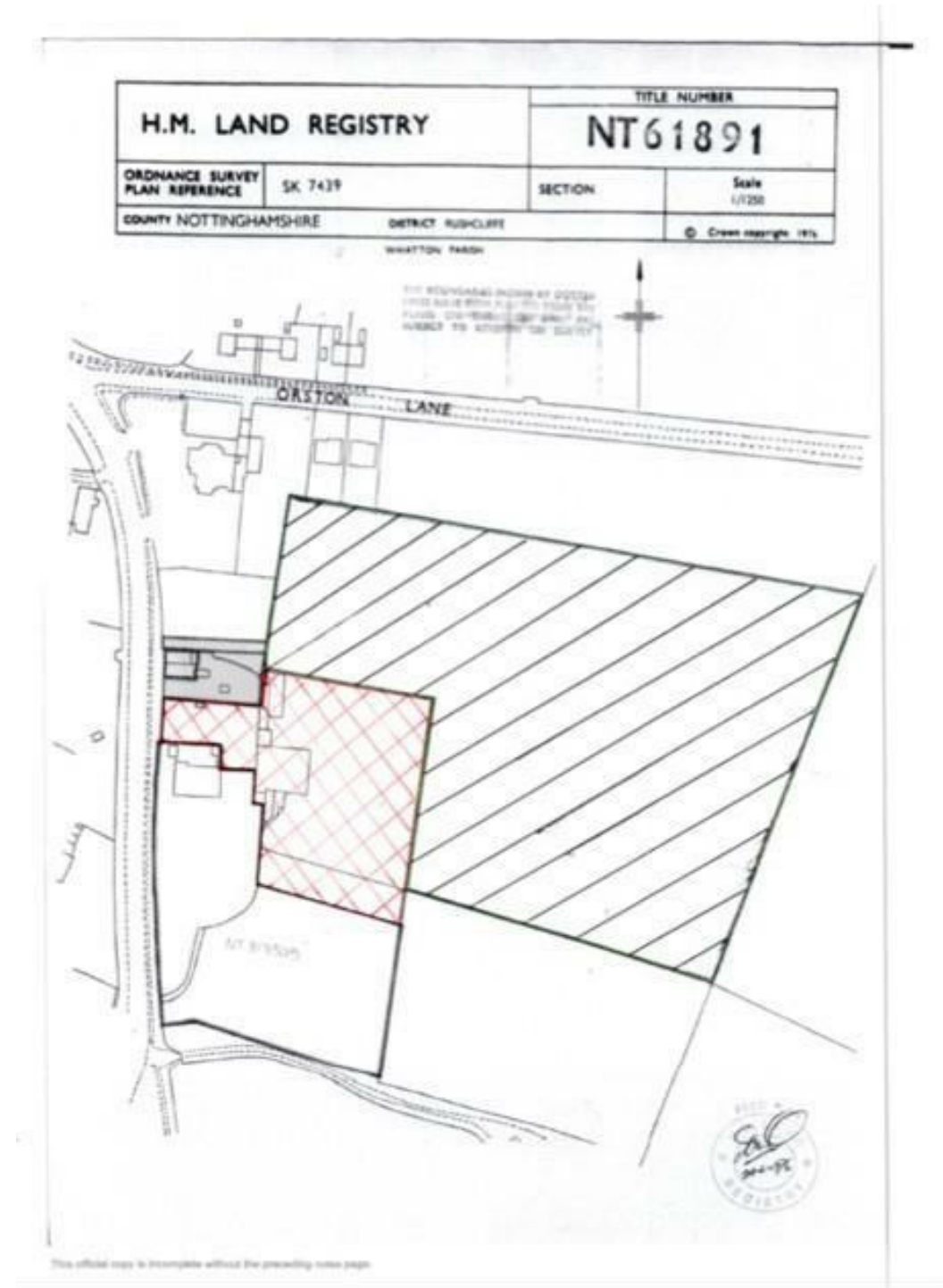
A further Overage Deed of 5% will also be added to the Deeds upon the successful completion of this sale in the name of the current owner for the same area single diagonal lines area.

An additional Overage Deed of 25% will be added for the cross hatched area for a period of 18 years, until 14th November 2044, to coincide with the ending of the initial Overage Deed.

For each Relevant Planning Permission granted during the Overage period, an Overage payment will be due from the buyer to the seller on the earlier of the following events occurring;

- 1) Implementation of the Relevant Planning Permission
- 2) Completion of an Overage disposal where the land disposed of includes any Development land with the benefit of that Relevant Planning Permission within either of the hashed areas.

Further details will be available from our office and the Solicitor for the Seller.

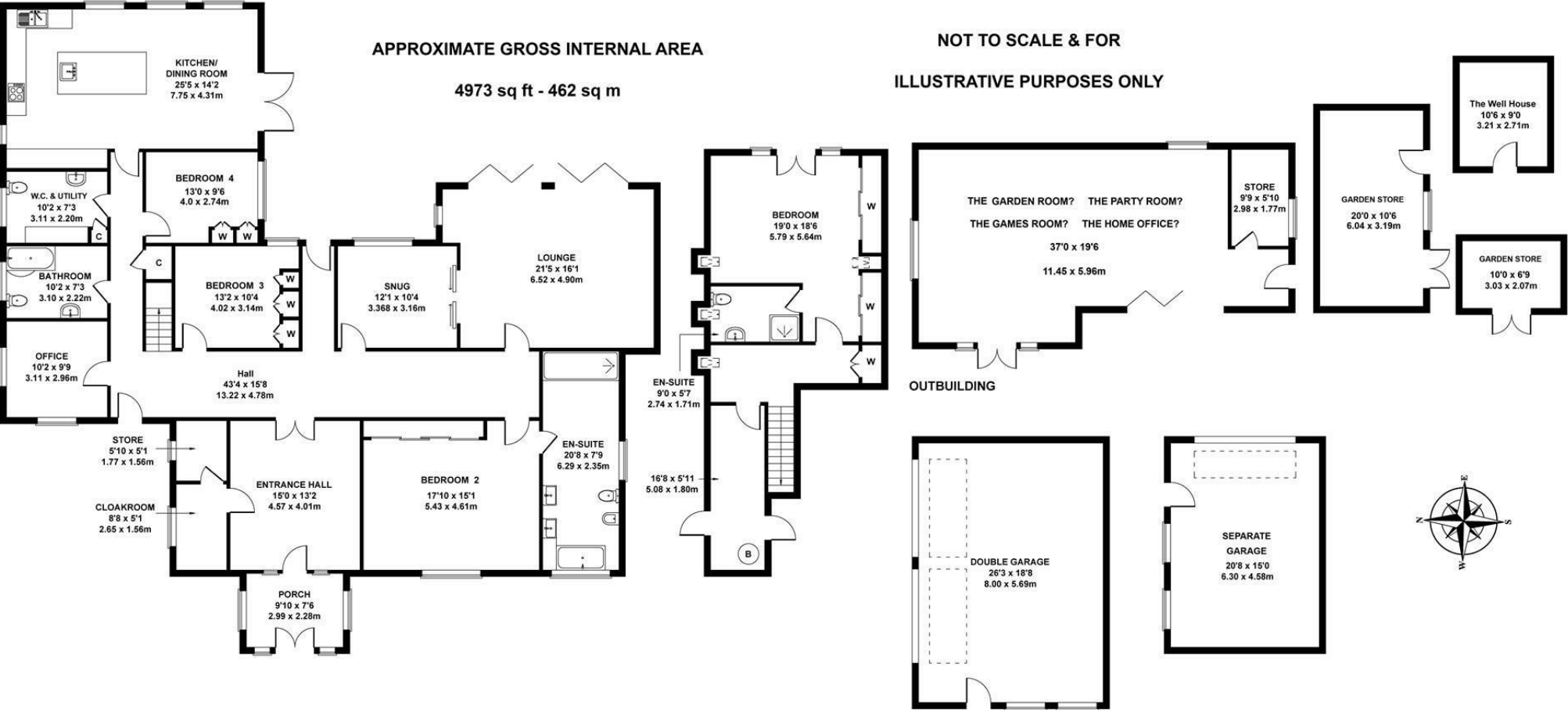
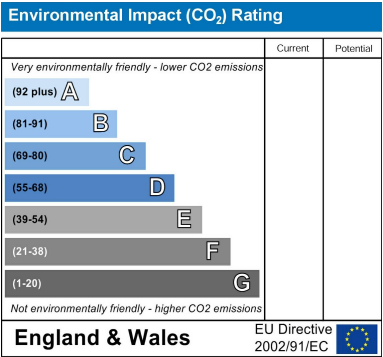
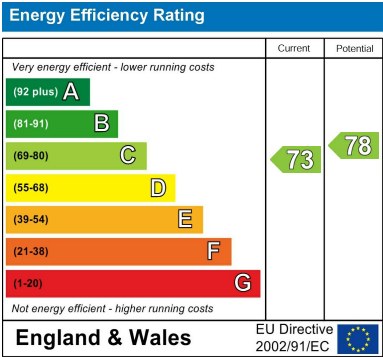


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Continue to the end of Long Acre passing the Fosse Way View Care Home on the right hand side. At the end of Grantham Road, turn left onto the A52. Pass the turning to Hawksworth and Scarrington on the left and then pass the first slip road, as sign posted Whatton / Aslockton. Turn next left (as sign posted Whatton / Aslockton) and Mossley House is then the second property on the right hand side.

For Sat Nav use Post Code: NG13 9EU

Council Tax Band

F





OUTSIDE - THE BONUS ROOM

37'0 x 19'6 (11.28m x 5.94m)

For those who enjoy entertaining or who require a larger area for a simple 'get away from it all' space... within the grounds is the bonus feature of the fabulous summer house (currently used as a games room) or garden room / party room (37'0 x 19'6). A separate cloakroom & W.C. (9'9 x 6'0). Please note that this BONUS ROOM is detached from the main building.

OUTSIDE - WHAT A PLOT!

Set within an extensive plot approaching 7 acres (approx) in total, this substantial home has been completely refurbished with high quality fittings throughout, a clever design and new layout that ensures plenty of light floods into the rooms and with the living accommodation enjoying the bucolic views across adjacent fields, to the higher ground in the distance.

***** OVERAGE DEED *****

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Double doors lead into the

ENTRANCE PORCH

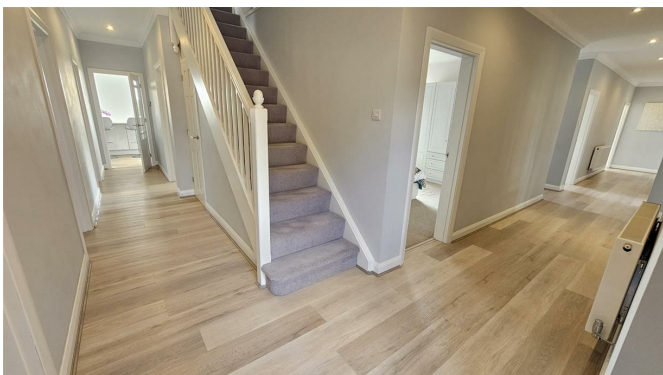
10'0 x 7'6 (3.05m x 2.29m)
and a further composite door, with side windows, leads into the

SPACIOUS RECEPTION HALL

15'0 x 13'2 (4.57m x 4.01m)
with a central heating radiator and a door into the cloak room.

'L' SHAPED INNER HALLWAY

43'0 x 15'8 (13.11m x 4.78m)
with a central heating radiator, stairs to the first floor Master Bedroom and further doors leading into



FAMILY LOUNGE

21'6 x 16'0 (6.55m x 4.88m)
with two sets of double glazed bi-fold doors which open onto the rear garden. Central heating radiators and a feature fireplace. Double sliding doors opening into the

SNUG / SITTING ROOM

12'0 x 10'4 (3.66m x 3.15m)
with a central heating radiator and a double glazed window with open views overlooking the rear gardens.



BINGHAM'S COMMUNITY ESTATE AGENT

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DINING KITCHEN

25'6 x 14'2 (7.77m x 4.32m)

with units to three sides with drawers and cupboards under. Central island bar area with drawers under and inset sink. Electric hob with inset extractor fan. Fisher & Paykel double oven. Integrated fridge and freezer. Wall mounted cupboard units. Central heating radiators. Double glazed double doors to the extensive patio area of the rear garden. Wood effect flooring and recessed lighting.





BEDROOM 2

18'0 x 15'0 (5.49m x 4.57m)
with double glazed windows overlooking the front. Central heating radiator. Fitted wardrobes with mirror fronted sliding doors, vanity area with fitted drawers. Inset mood lighting to the ceiling.

THE LARGEST EN-SUITE SHOWER ROOM?

20'8 x 7'9 (6.30m x 2.36m)
with a shower enclosure (room for 2!) featuring both a rainshower and separate handset, 'his and hers' wall mounted wash basin with block mixer taps, a low flush W.C., bidet, vanity mirror cabinets, two chrome towel radiators, obscure double glazed windows to the front and side elevations.



BINGHAM'S COMMUNITY ESTATE AGENT

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BEDROOM 3

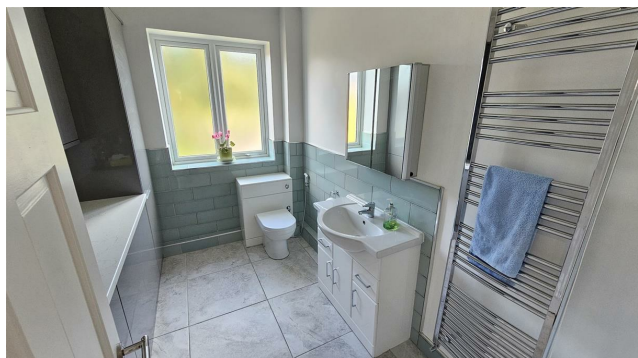
13'2 x 10'4 (4.01m x 3.15m)
with a central heating radiator, a double glazed window and fitted wardrobes.

BEDROOM 4

13'0 x 9'6 (3.96m x 2.90m)
with a central heating radiator, a double glazed window and fitted wardrobes.

FULLY TILED BATHROOM

with a three piece suite comprising a 'P' shaped panelled bath with electric shower over and screen, a low flush W.C., wash basin with cupboards and drawers under, tiled flooring, an obscure double glazed window to the side.



UTILITY / GUEST CLOAKROOM

with a two piece suite comprising a low flush W.C., wash basin with cupboards and drawers under, tiled flooring, an obscure double glazed window to the side, a chrome towel radiator. A work top with cupboard under and over with integrated washing machine, dryer and full height cupboards.

HOME OFFICE / SNUG / BEDROOM 5

10'2 x 9'9 (3.10m x 2.97m)
with a central heating radiator and double glazed windows to the front and side.

FROM THE HALLWAY, STAIRS RISE TO THE FIRST FLOOR

LANDING

with an access door to the loft with its wall mounted boiler. Further double doors to the storage within the eaves.





MASTER BEDROOM SUITE

19'0 x 18'6 (5.79m x 5.64m)

with double glazed French doors overlooking the rear garden and the wonderful views over the Juliet balcony. Central heating radiators. Velux windows and fitted wardrobes with mirror fronted sliding doors.

EN-SUITE SHOWER ROOM

with a double shower enclosure, wall mounted wash basin with block mixer tap, a low flush W.C., mirror cabinet, stylish towel radiator, velux window.

LOFT / BOILER ROOM

16'8 x 6'0 (5.08m x 1.83m)

with a wall mounted and gas fired boiler.

OUTSIDE - FRONT

The property occupies a lovely position with 5 bar gated access off Grantham Road onto a private driveway with a delightful open plan garden to the fore. The front garden is laid to lawn with a further gravelled area for hard standing. The extensive driveway provides ample car standing space and leads to the double GARAGE (26'3 x 18'8) with twin up and over doors. The garages are fitted with both light and power sockets.

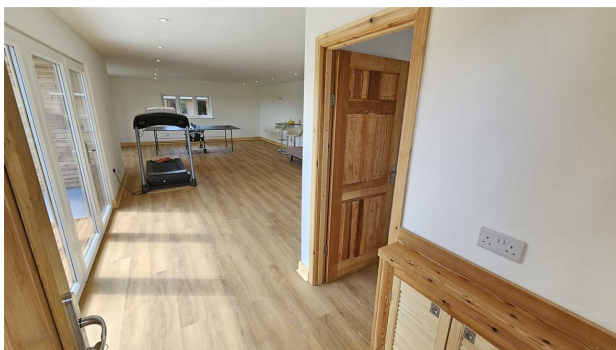




OUTSIDE - SEPARATE DRIVEWAY

To the northerly side of the property is a secondary and vehicular access from Grantham Road that leads down to an additional driveway where there is a further brick built Single Garage (20'8 x 15'0) - providing additional car standing or workshop space.





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What will you use it as?



OUTSIDE - THE PRIVATE AREA

A large patio leads from the dining kitchen area and is perfect as a drying area or for those wanting to enjoy private sunbathing, or evening relaxation with the last drops of Merlot.

OUTSIDE - THE Paddock AREA

The initial formal gardens lie just in excess of half an acre (approx) which also lead into the extensive grassed paddock, which approaches six and half acres (approx) and is fenced from the main garden and also is bordered by mature hedges. An extensive area for the growing of Home Produce has been created by the current owners and, due to the size of the lawned areas, the Sit-on Mower is available by separate negotiation!

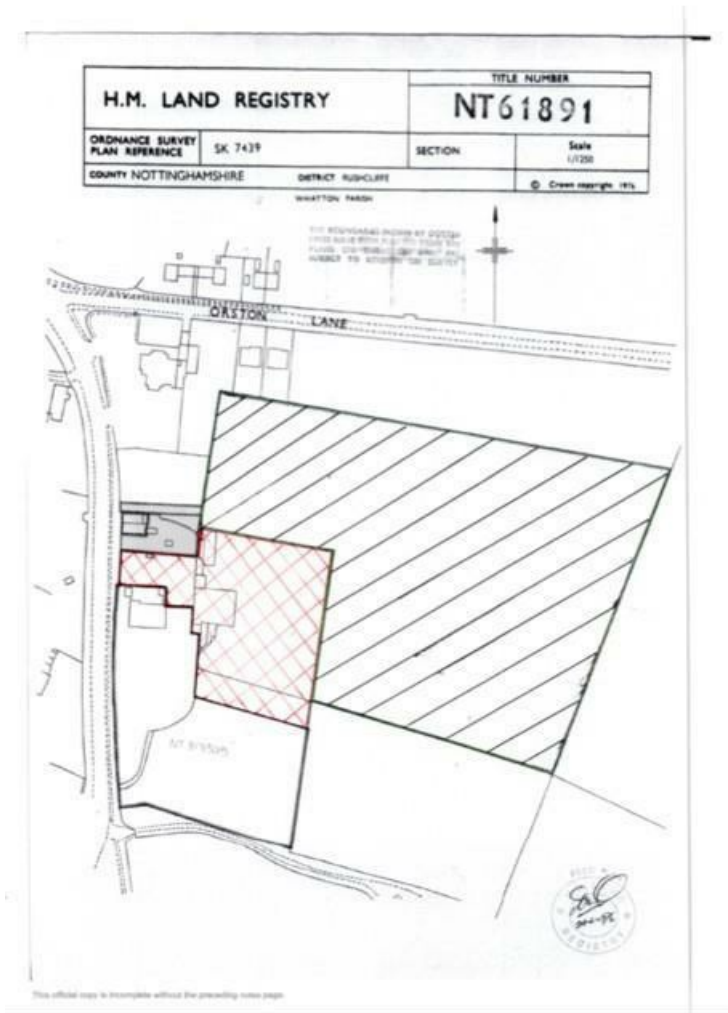
OUTSIDE - MORE OUTBUILDINGS

GARDEN STORE - 20'0 x 10'6 (for the sit on mower!) SMALLER GARDEN STORE 10'0 x 6'9 THE WELL HOUSE 10'6 x 9'0



To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!





Steve Pritchett

Please contact us for a **FREE** discussion on our services

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ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.



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to arrange a suitable time for us to call out
and to discuss what we do
and how we do it!**