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£895 Per Month

Guylers Hill Drive, Clipstone Village,
Mansfield,

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

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"A good example of its type, offering flexible, well-planned living space with character and a warm, inviting feel throughout."

- Laura Jones, Lettings Manager



A property that

A well-presented two-bedroom mid-terrace offering well-proportioned accommodation arranged over two floors. The ground floor comprises an entrance hall with WC, a fitted kitchen to the front and a spacious living room to the rear with access to the garden. To the first floor are two generous double bedrooms and a family bathroom, with useful built-in storage. The property offers a practical and well-balanced layout with a low maintenance garden.



Step Inside

A well-presented two-bedroom mid-townhouse offering spacious and well-appointed accommodation, ideally suited to professionals, couples or small families. The ground floor comprises an entrance hall with a convenient WC, a fitted kitchen to the front and a generous living room to the rear, providing ample space for both lounge and dining furniture. French doors open onto the rear garden, allowing plenty of natural light and creating an ideal space for relaxing or entertaining.

To the first floor are two well-proportioned double bedrooms, both benefiting from built-in wardrobes, together with a family bathroom fitted with a three-piece suite. Additional built-in storage is provided throughout the property, adding to its practicality.

Offering a comfortable and well-balanced layout, this attractive home combines modern convenience with low-maintenance living and is ideally positioned for easy access to local amenities, transport links and the surrounding countryside.





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Life in Clipstone Village

Clipstone Village is a well-established Nottinghamshire village, situated on the edge of the historic Sherwood Forest and offering an attractive balance of rural surroundings, local amenities and convenient access to neighbouring towns. With its welcoming community atmosphere and picturesque setting, the village appeals to those seeking a quieter lifestyle without sacrificing everyday convenience.

The village provides a good range of amenities to cater for day-to-day needs, including local shops, a post office, public houses, schools and healthcare facilities. A number of community groups and recreational facilities contribute to its friendly village feel, while the nearby town of Mansfield offers an extensive selection of shopping, dining and leisure opportunities, including supermarkets, retail parks and entertainment venues.

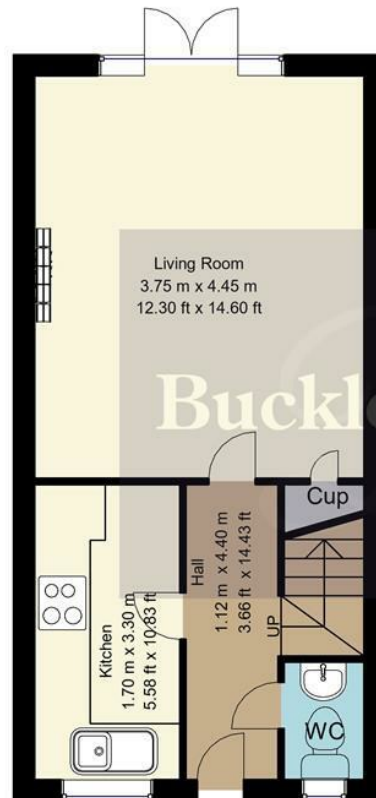
Surrounded by beautiful countryside, Clipstone Village is particularly well suited to those who enjoy the outdoors. The village lies close to Sherwood Forest National Nature Reserve, renowned for its woodland walks, cycling routes and the legendary Major Oak. Nearby Vicar Water Country Park and Clumber Park provide further opportunities for walking, wildlife spotting and outdoor recreation, making the area especially appealing to nature lovers and active families.

Despite its peaceful setting, Clipstone Village enjoys excellent connectivity. The nearby A60 and A614 provide convenient road links to Mansfield, Newark and Nottingham, while Mansfield railway station offers regular services to Nottingham, Worksop and beyond. The location also provides straightforward access to the A1 and M1 motorway networks, making it a practical choice for commuters.

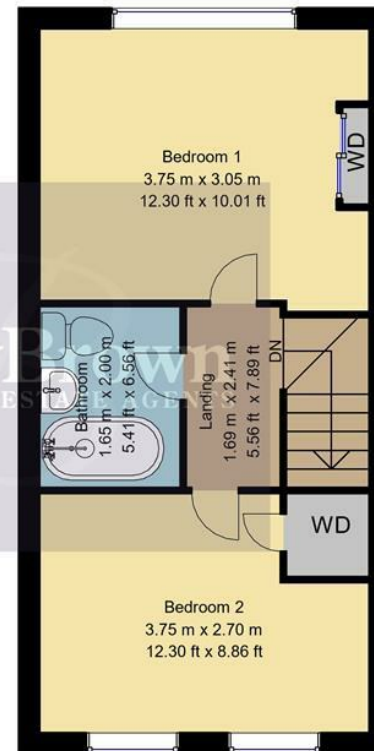
Clipstone Village is popular with a broad range of residents, including families, professionals and those looking to enjoy village living within easy reach of larger centres. Combining a strong sense of community, access to excellent outdoor spaces and convenient transport connections, it remains a desirable and well-connected location within the heart of Nottinghamshire.



Ground Floor
32sq.m/340.58sq.ft
Approx



First Floor
32sq.m/340.58sq.ft
Approx



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.

Key Features

Spacious Living Room with French Doors

Ground Floor WC

Close to Local Amenities

Easy Access to Mansfield & Transport Links

Size Approx: 681.16 sq ft

Council Tax band: A

EPC Rating: C

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exceptional representation.

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