



3 Chequers Close, Ranby, DN22
8JX

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£525,000

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KEY FEATURES

- NO UPWARD CHAIN
- IDEAL FOR COMMUTERS TO LONDON AND THE NORTH
- FOUR SPACIOUS BEDROOMS
- CHARACTER LIVING ROOM
- STUNNING GROUNDS AND POOL
- LARGE CONSERVATORY
- EPC RATING D
- FREEHOLD





NEWTON FALLOWELL

This distinguished detached house in Ranby, Nottinghamshire, presents an impressive opportunity to acquire a substantial residence offering a blend of character features and modern amenities. Designed to a high standard, this four-bedroom property is set within stunning private grounds, providing an exceptional sense of space and privacy in a desirable rural location.

Upon entering, you are welcomed by an open plan character living room that retains original features, seamlessly blending traditional charm with contemporary comforts. The large conservatory provides an excellent additional public room, filled with natural light and offering serene views of the landscaped gardens. The property's modern kitchen is complemented by a separate dining room, offering versatile spaces ideal for family living and entertaining. Further enhancing the home's appeal is the availability of three well-appointed bathrooms, providing ample convenience for residents and guests.

The accommodation includes four spacious bedrooms, two of which currently contain super king beds, each thoughtfully designed to maximise light and comfort. The principal rooms overlook the attractive gardens and pool, providing a tranquil backdrop and plenty of space for outdoor recreation and relaxation. Detached from the main house is the original stable and tack room, a distinctive feature that adds unique character and provides valuable storage or potential for alternative uses. Additional benefits include oil fired heating and a secure double garage for parking.

Potential for extension, including a separate drive with possible air b n b access, subject to planning permission.

This freehold property has been thoughtfully maintained and offers energy performance in line with an EPC rating of 'D'.

Local area

Ranby is an award winning much sought-after rural community in Nottinghamshire, known for its peaceful atmosphere and attractive surrounding countryside. It has two highly regarded schools and a canal side traditional country pub serving food and a warm, friendly community atmosphere. The local town is

Retford, which contains all necessary amenities, including a large riverside park, weekly markets and monthly farmers market. The area is particularly well-placed for access to local amenities, and benefits from great transport links via the A1, enabling convenient connections to broader regional and national destinations. Residents enjoy a blend of rural living with access to necessary conveniences, Clumber Park and Sherwood Forest, making Ranby an appealing location for those seeking tranquility within reach of larger towns and cities.

Entrance Porch

Features a UPVC door with double-glazed obscure glass and matching sidelights. An internal single-pane glass window leads into the living room and remaining accommodation.

Living Room 7.95m x 6.53m (26'1" x 21'5")

Bright and spacious, featuring parquet flooring throughout, fitted storage, and four panel radiators. Includes a double-glazed window and a box bay window to the front aspect. A large multi-fuel burner with a feature surround and chimney serves as the room's centrepiece. Double-glazed French doors with matching sidelights open to the rear patio, while an additional set of double-glazed doors leads into the conservatory. Includes a TV point. Access to a compact office

Dining Area 3.96m x 2.92m (13'0" x 9'7")

Features a double-glazed window to the front aspect, a panel radiator, and elegant parquet flooring.

Kitchen / Breakfast Room 3.76m x 3.94m (12'4" x 12'11")

A well-appointed kitchen featuring floor-mounted cupboards, pull out units and corner units with fully pull out shelving and space for a large, freestanding American-style fridge-freezer. Integrated appliances include a double oven, a dishwasher, and an Exeter five-ring induction hob with an extractor fan above. Solid granite worktops and a Villeroy and Bosch bowl-and-a-quarter sink with a drainer and waste disposal. A roll out breakfast bar, a panel radiator, and three double-glazed windows to the rear aspect.

Inner Hallway

Equipped with a panel radiator, under-stairs storage cupboard, and stairs leading to the first-floor accommodation. Provides access to the kitchen and dining areas.

Utility Room & Downstairs Shower Room

This space is fitted with a large, curved quadrant shower cubicle featuring full remote shower controls, steam facility, rain shower and a showerhead. Massage heads and phone and music connectivity. It also includes a wall-mounted heated towel rail, a dual-flush WC, and a wash hand basin with a mixer tap mounted on a vanity unit. Features a double-glazed obscure glass window to the side aspect. Contains the oil fired boiler.



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First Floor Accommodation

Landing

Carpeted throughout, with a panel radiator, a double-glazed window to the side aspect, access to the loft, and an airing cupboard.

Bedroom One 4.93m x 3.56m (16'2" x 11'8")

Features a double-glazed window to the front aspect, wooden flooring throughout, and a panel radiator.

En-Suite Bathroom 1.09m x 2.11m (3'7" x 6'11")

Fitted with a panel bath featuring wall-mounted electric shower controls and a showerhead, a wash hand basin on a pedestal, a single-flush WC, a radiator, and an additional airing cupboard.

Bedroom Two 4.06m x 3.96m (13'4" x 13'0")

Comfortable carpet flooring throughout, a panel radiator, a double-glazed window to the rear aspect, fitted wardrobes, and a TV point.

Bedroom Three 3.94m x 3.25m (12'11" x 10'8")

Features parquet-style flooring, a panel radiator, a double-glazed window to the rear aspect, and fitted wardrobes.

Bedroom Four 2.57m x 3.23m (8'5" x 10'7")

Features parquet flooring, a panel radiator, a double-glazed window to the front aspect, and fitted wardrobes.

Family Bathroom 1.09m x 2.11m (3'7" x 6'11")

A traditional-style bathroom featuring a freestanding bath with cast-iron feet, a brass-finish mixer tap, and a shower attachment. Sanitan fittings including a high-level WC with a chain-pull lever, a bidet, a wash hand basin with a mixer tap on a pedestal, and two old-fashioned radiators with integrated heated towel rails. Finished with wooden flooring throughout and two double-glazed obscure windows to the side and rear aspects

External

Front Garden

Open plan with two lawned areas with mature plants and shrubs divided by:

Driveway for numerous vehicles, leading to:

Double Garage 19' 3" x 16' 9" (5.87m x 5.11m)

Integrated double garage with electric up and over door, washing machine, power and light.

External cont.

Rear Garden

Extensive lawned split level garden area, semi divided by a wall with outdoor lights. Large patio, mature plants, vegetable plot with water access, shrubs and a wide variety of trees, small pond, pergola area and patios. Steps leading to the:

Poolhouse 24' 6" x 25' (7.47m x 7.62m)



Large wooden poolhouse with indoor heated swimming pool and seating areas.

Greenhouse

Greenhouse and potting area.

Additional Accommodation 11' 10" x 22' 11" (3.61m x 6.99m) Stables/Man Cave and separate Tackroom/Storage – each offering future potential for development (subject to planning).

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

Services

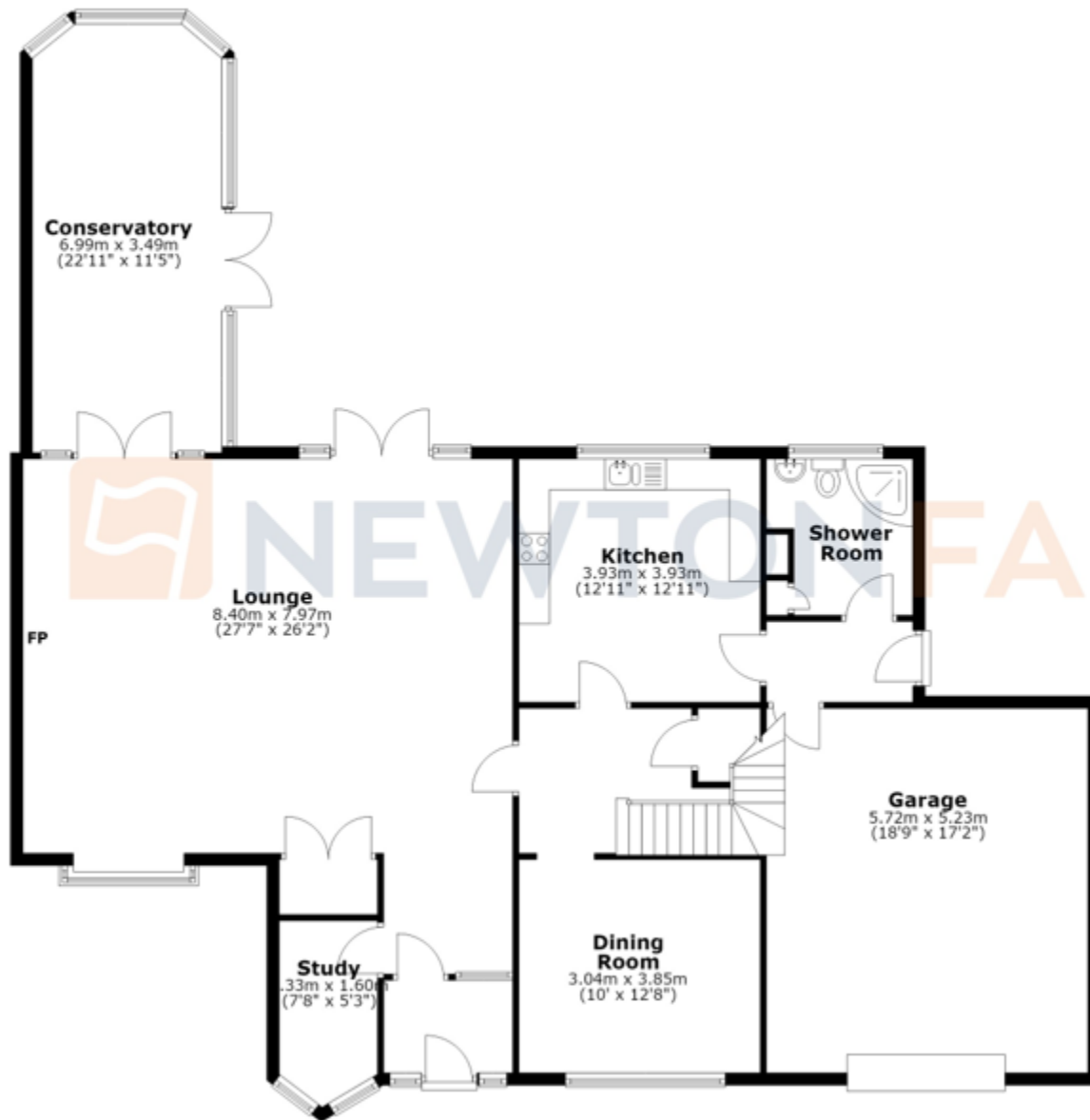
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





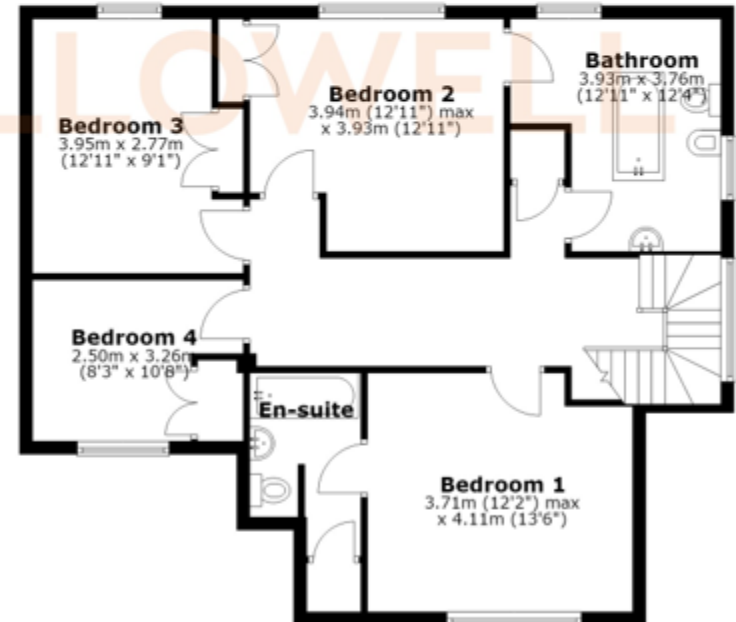
Ground Floor

Approx. 165.8 sq. metres (1785.2 sq. feet)

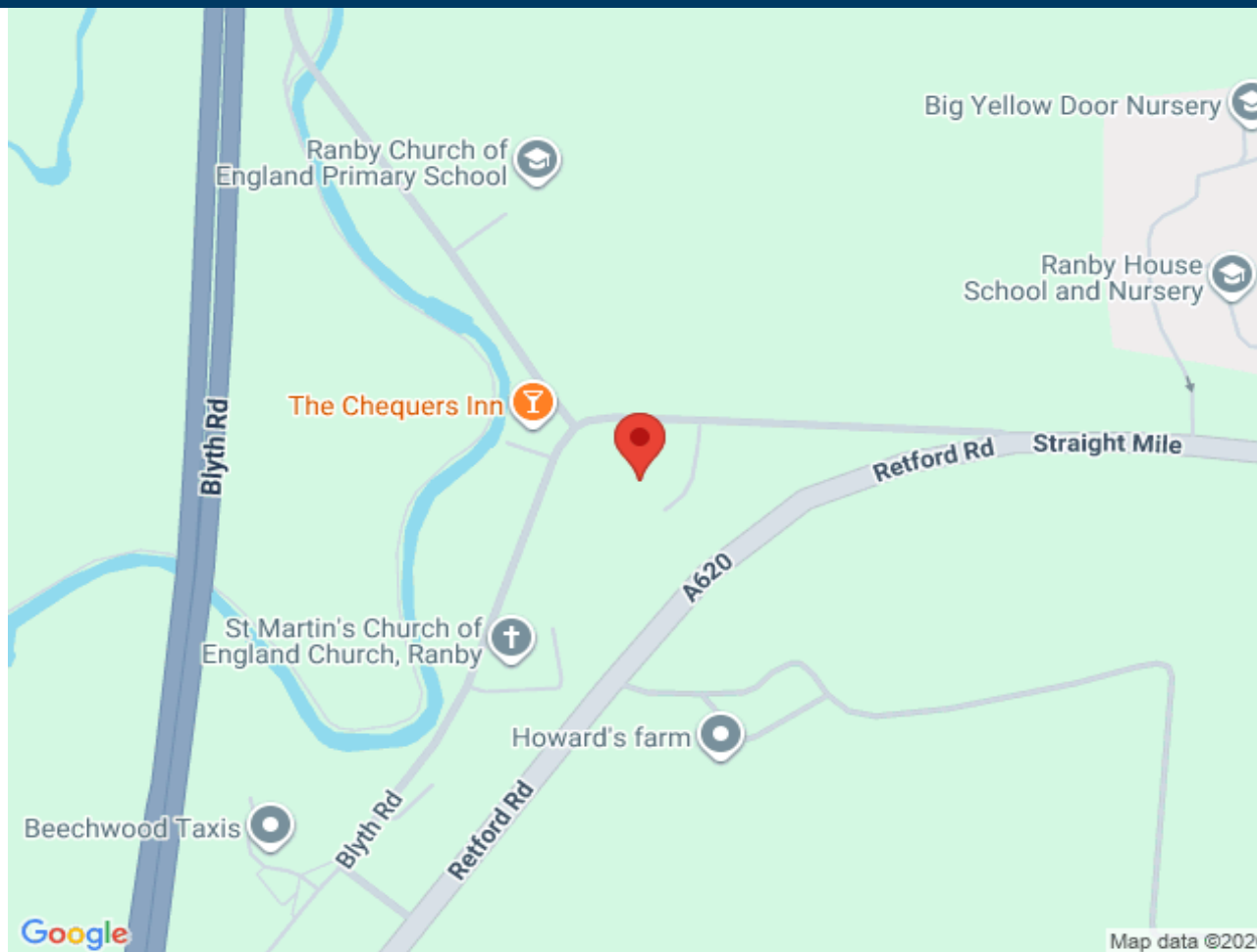


First Floor

Approx. 85.8 sq. metres (924.0 sq. feet)



Total area: approx. 251.7 sq. metres (2709.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

