



The
Hedgerows



Welcome To Your
NEW HOME

Set on the village green in the peaceful village of Bathley, this beautifully extended home offers wonderful balance of comfort, practicality and lifestyle appeal. Thoughtfully transformed into a spacious three-bedroom residence, this is a home that immediately feels welcoming, with interiors that have been carefully maintained and gardens that have been designed to be enjoyed throughout the seasons.





An Inviting ARRIVAL

Approached through electric gates, the property immediately creates a sense of privacy and arrival. A long block paved driveway sweeps towards the detached garage, providing generous parking and an attractive approach framed by landscaped planting.

Step through the recessed entrance porch and into a welcoming hallway where oak flooring introduces the warmth and quality that continues throughout the home. Natural light filters through from the stained glass in the timber front door, creating an atmosphere that feels both calm and homely from the very first moment.





A Lounge For COMFORT

Positioned to the left of the entrance hall, the lounge is a wonderfully inviting reception room, blending warmth, character and practicality in equal measure. Glazed doors lead through from the hallway, allowing light to flow beautifully between the spaces whilst creating an elegant sense of separation.

Oak flooring continues underfoot, complemented by underfloor heating that adds a subtle layer of comfort throughout the seasons. At the heart of the room, a striking stone fireplace with inset log burner creates an immediate focal point, bringing both atmosphere and a cosy place to gather on colder evenings.



Gather, Unwind And ENTERTAIN

A bay window to the front elevation draws in natural light throughout the day, while two additional side windows further enhance the bright and airy feel of the room.

Cleverly designed storage for coats and shoes is tucked neatly just off the hallway, adding practicality without compromising the clean and welcoming aesthetic of the space. Beautifully balanced between everyday comfort and elegant entertaining, this is a room equally suited to relaxed family evenings or quieter moments beside the fire.





A Space Designed For
OPEN PLAN LIVING

Stretching across the rear of the home, the kitchen and garden room have been thoughtfully designed to create an environment that feels equally suited to everyday family life and relaxed entertaining. Beautifully sociable in its layout and effortlessly connected to the gardens beyond, this part of the home naturally becomes the place where everyone gathers.





Crafted For
MODERN LIFE

Spotlights set on dimmers allow the mood to shift effortlessly from bright daytime living to softer evening entertaining. Positioned perfectly above the sink, the windows open fully outwards, creating a wonderful connection with the beautifully manicured south-facing gardens. During the warmer months, the boundary between inside and out almost disappears, allowing fresh air and birdsong to drift through the home.



The Social
CENTREPIECE

Bespoke designed by John Lewis, the kitchen combines timeless styling with practical contemporary detail. Corian worktops provide sleek preparation space, complemented by plinth lighting that adds warmth and atmosphere into the evening hours. A breakfast bar offers casual seating for morning coffee or informal dining, while ample storage and generous work surfaces ensure the space remains highly functional for modern living.

Integrated NEFF appliances include a dishwasher, oven and ceramic hob, paired with a contemporary extractor positioned above, allowing the clean lines of the kitchen to remain uninterrupted.





A Sanctuary
SHAPED BY LIGHT

Beyond the kitchen, the space opens naturally into the garden room, where ceramic tiling continues seamlessly throughout. Framed by windows on two sides and bi-folding doors across the other, this is a beautifully light-filled space designed to follow the sun throughout the day, creating an effortless connection between the home, terrace and beautifully landscaped gardens beyond.





Where Everyday Life
UNFOLDS

Whether used for relaxed mornings overlooking the garden, family gatherings or summer entertaining spilling out onto the terrace, it offers an effortless sense of indoor-outdoor living.

A walk-in pantry adds another layer of practicality, while the adjoining utility room is accessed through a charming stable door. Here, there is space for an American-style fridge freezer alongside a washer and dryer, with direct access opening straight onto the south-facing garden, ideal after long walks, gardening afternoons or simply everyday family life.



Rooms For Rest &
RELAXATION

Returning to the main entrance hall, a separate wing of the home unfolds to the left, where two beautifully presented ground floor bedrooms sit alongside the house bathroom. Thoughtfully positioned away from the principal living spaces, this arrangement creates the perfect suite for guests, visiting family or multi-generational living, offering both comfort and privacy.



Bedroom two enjoys a pleasant position on the front elevation and is finished in soft neutral tones that enhance the calm and restful atmosphere of the room. Generous in scale, there is ample space for a king-sized bed alongside a dedicated dressing area and freestanding wardrobes, allowing the room to feel both practical and indulgently spacious. Underfloor heating beneath the carpeting adds a subtle sense of luxury and warmth throughout the seasons.





Beautifully Balanced ACCOMMODATION

Bedroom three enjoys a quieter outlook over the beautifully maintained rear gardens, creating a wonderfully peaceful retreat. Oak flooring introduces warmth and character, while the garden views bring a lovely connection to the greenery outside. Underfloor heating continues here too, ensuring both comfort and consistency throughout the ground floor accommodation.

Complementing these bedrooms is the stylish house bathroom, fully tiled for a clean and contemporary finish. An inset mirror seamlessly integrated into the tiling enhances the sleek aesthetic, while the enclosed shower, wash basin, WC and towel radiator create a space that feels both practical and beautifully presented for everyday use or visiting guests alike.





Your Own Private
ESCAPE

Tucked away on the first floor and accessed via its own private staircase rising from the garden room, the principal suite feels wonderfully secluded from the rest of the home. Thoughtfully designed as a peaceful retreat, it offers a sense of calm, privacy and comfort that makes it easy to unwind at the end of the day.



Designed For
EVERYDAY EASE

The bedroom itself is generous in scale, with windows overlooking both the front and side gardens alongside Velux rooflights that allow natural light to pour into the space from multiple angles.

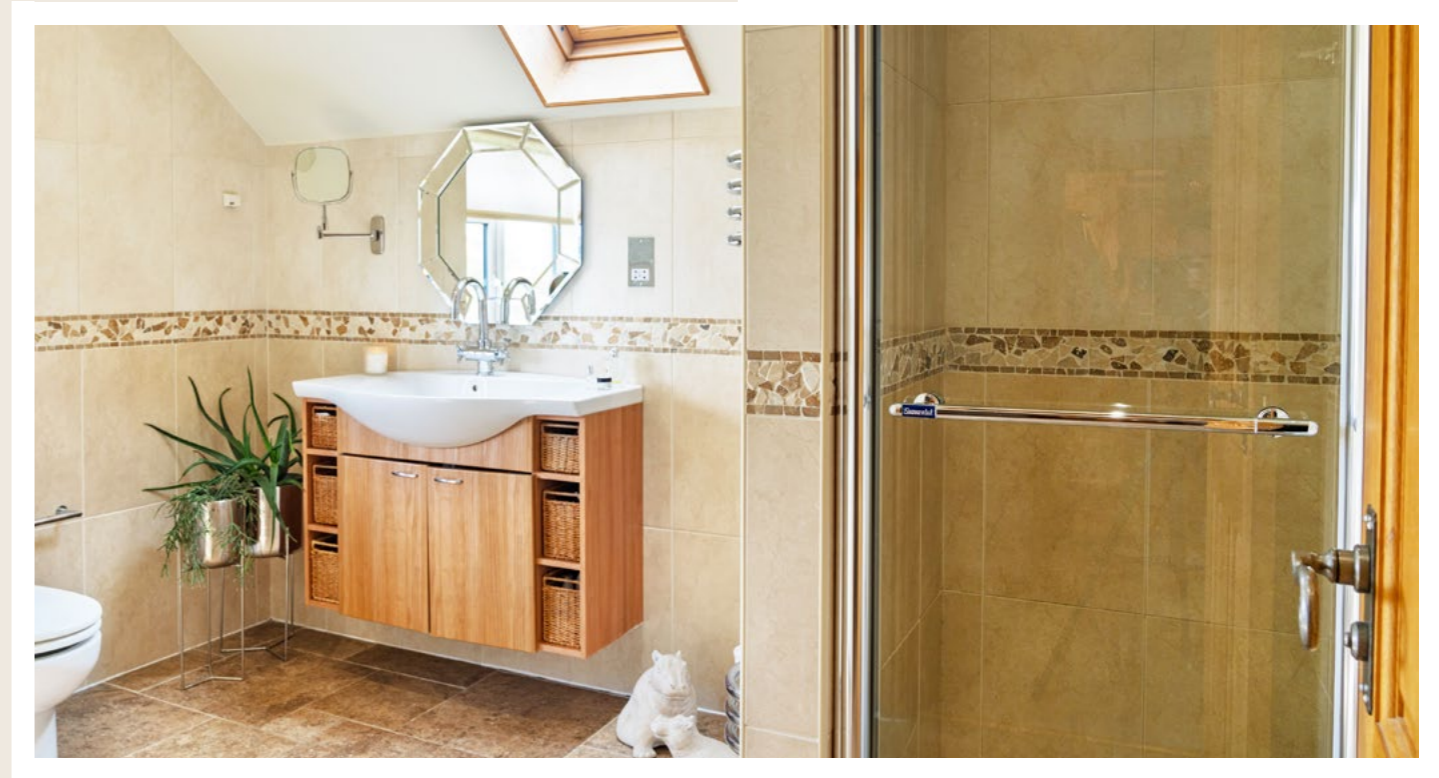
Soft neutral décor and inset spotlights create a calming atmosphere, while cleverly designed storage positioned behind the chimney breast ensures the room remains both functional and beautifully uncluttered. Underfloor heating runs throughout the entire suite, adding warmth and comfort beneath your feet year round.





A Suite Designed **TO UNWIND**

Flowing seamlessly from the bedroom, the walk-in wardrobe and dressing area provides a boutique-style space for everyday living, with ample room for clothing and storage. From here, access leads through to the loft space, which has been fully boarded and lit, offering excellent additional storage rarely found within homes of this style.



Comfort Beyond The **BEDROOM**

The en-suite bathroom continues the same sense of understated luxury. Finished in neutral tiling, the room feels bright, spacious and timeless in its design. A Jacuzzi bath creates the perfect place to relax, complemented by an enclosed shower, vanity unit with wash basin and chrome fittings that enhance the contemporary finish. Natural light filters through both a Velux window and an additional window overlooking the rear garden, giving the room a wonderfully airy feel whilst maintaining privacy.





Landscaped For Effortless
OUTDOOR LIVING

Wrapping gracefully around the home, the gardens have been thoughtfully landscaped to create an outdoor environment that feels both beautifully contemporary and remarkably easy to maintain. Carefully designed with lifestyle in mind, every area has been created to be enjoyed throughout the seasons, whether entertaining in the summer sunshine or simply appreciating the structure and greenery during the quieter winter months.





A Setting TO SAVOUR

Enjoying a sought-after south-facing orientation, the gardens benefit from sunlight throughout the day, with different seating and terrace areas positioned to capture the changing light from morning through to evening. The result is a garden that feels wonderfully versatile, equally suited to peaceful mornings with coffee, relaxed afternoons outdoors or long summer evenings spent entertaining friends and family.

Mature topiary planting and elegant pleached trees provide a strong sense of privacy and enclosure, creating a setting that feels secure, established and wonderfully tranquil.



Refined Outdoor SPACES

The contemporary landscaping and illuminated water feature sit beautifully against the surrounding greenery, creating a refined yet relaxed setting. Tucked discreetly beyond a gate, an outdoor utility area provides practical space for the oil tank, shed, greenhouse and chicken coop, appealing to those who enjoy gardening and a more self-sufficient lifestyle.

The detached garage benefits from power and lighting, while additional external storage behind offers ample space for bicycles, garden machinery and outdoor equipment, ensuring the gardens remain as practical as they are attractive.





A Home Ready
TO ENJOY

Beautifully maintained, thoughtfully designed and perfectly positioned for both village life and modern convenience, this is a home that effortlessly balances comfort, style and practicality. From the light-filled living spaces to the landscaped south-facing gardens, every element has been carefully considered to create a home ready to be enjoyed from the moment you arrive.



Village Living With Town and Countryside
CLOSE AT HAND

Positioned within the peaceful village of Bathley, this home enjoys the perfect balance of countryside tranquillity and everyday convenience. Despite its quiet setting, everything you might need sits within easy reach, with and Newark just a short drive away offering a wide range of amenities, from independent boutiques and cafés to larger supermarkets and retail stores.

The A1 nearby provides excellent travel links and Newark North Gate station also provides direct rail links to London, making the village particularly appealing for those seeking a more relaxed pace of life without sacrificing connectivity.

For dining closer to home, The Crown in Bathley offers a welcoming village pub atmosphere, while the recently refurbished Caunton Beck has quickly become a popular destination for relaxed dining and drinks in beautifully styled surroundings.

The surrounding countryside is equally appealing, with public footpaths quite literally on the doorstep, allowing you to step straight out into open rural walks. Scenic routes alongside the River Trent provide wonderful opportunities for walking, cycling and enjoying the changing seasons, all without needing to venture far from home.

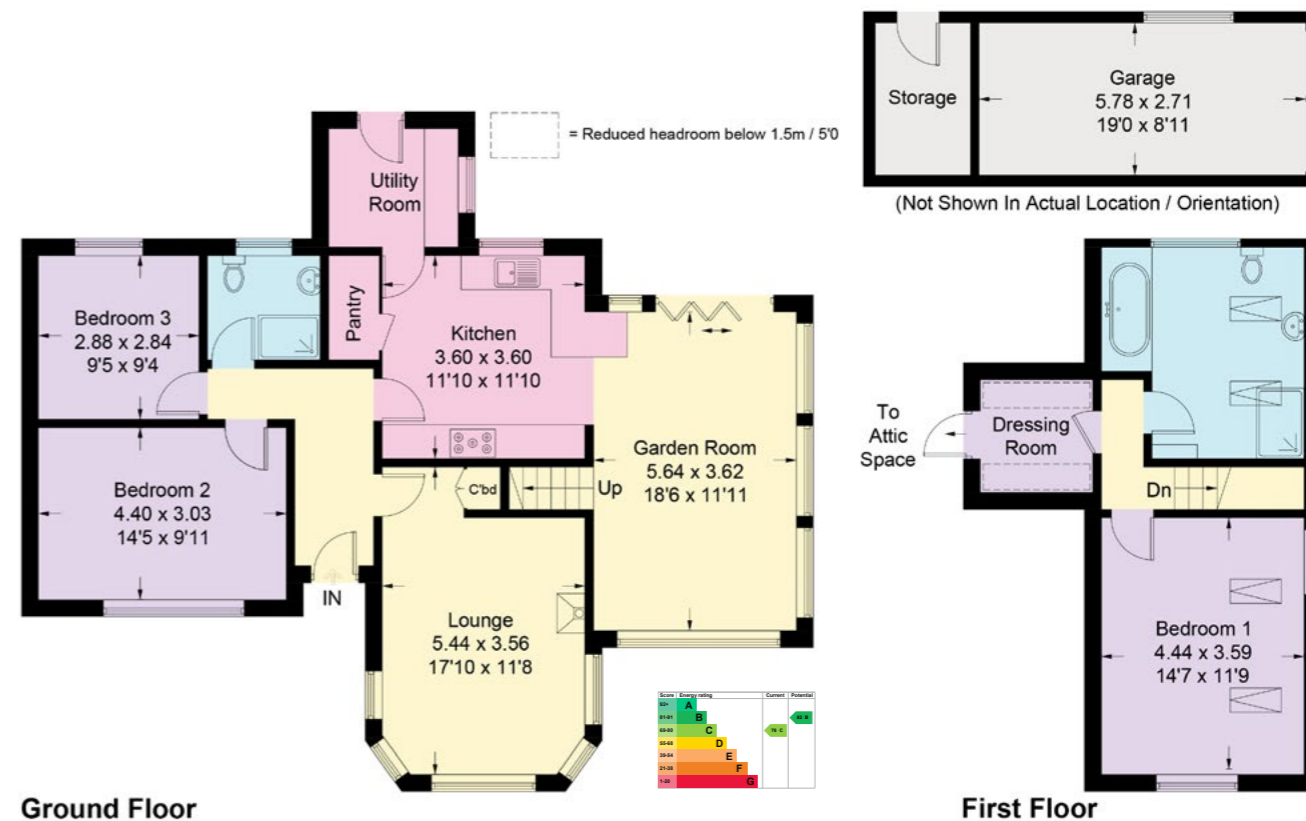
Slightly further afield, the historic market town of Southwell offers an excellent selection of independent restaurants, cafés and boutique shops, alongside the renowned Southwell Minster and a thriving community atmosphere. Families are also exceptionally well placed for schooling, with both Newark and Lincoln easily accessible, providing a wide range of well-regarded primary, secondary and independent education options.



Floor
PLAN

Approximate Gross Internal Area = 134.0 sq m / 1442 sq ft. Garage = 20.2 sq m / 217 sq ft. Total = 154.2 sq m / 1659 sq ft.

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Presented By

Smith & Co.
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Unwin Suite, Innisdoon, 1 Crow Hill Drive, Mansfield NG19 7AE

To view The Hedgerows, call our team on 01623 392352 or email info@smithandcoestates.co.uk



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