



## Upton Grange, Main Street, Upton, Newark, NG23 5SY



Book a Viewing!

**£1,100,000**

No Onward Chain - A rare opportunity to purchase this spacious Grade II Listed detached country residence offering flexible living over three floors which includes an entrance hall, 3 bay cellar, living room, dining room, sitting room, study, kitchen/breakfast room, utility area, ground floor bedroom and shower room. The first floor galleried landing leads to bedroom one with en-suite bathroom, two additional double bedrooms, office/bedroom and a bathroom. The second floor leads to a large games room, two double bedrooms, kitchenette, bathroom and a storage room. Outside there is a large front driveway and parking for 4/5 cars, well-stocked private flower gardens with rose beds and patio area, two formal lawns with garden stores and mower store, triple garage and workshop with detached two storey barn. The side paddock extends to approx 1.5 acres (STS) with corner stable block with feed store and hay store.



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**SERVICES**

All mains services available. Gas central heating.

**GRADE II LISTED**

**COUNCIL TAX BAND – G.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**LOCATION**

Upton is a charming rural village in Nottinghamshire, near Newark-on-Trent, offering a peaceful countryside lifestyle. Local amenities include a village pub, church, and community hall, while a wider range of shops, schools, and transport links can be found in nearby Newark, making it an attractive setting for buyers seeking tranquillity with convenience.





#### ENTRANCE HALL

12' 5" x 12' 5" (3.78m x 3.78m) With hardwood front entrance door, tiled flooring, staircase to the first floor and radiator.

#### LIVING ROOM

16' x 18' 1" (4.88m x 5.51m) With a feature ceiling rose, coved ceiling, sash windows to the front elevation, two radiators, wall lights, feature open fireplace and double doors to the study.

#### DINING ROOM

12' 5" x 14' 5" (3.78m x 4.39m) With two sash windows to the front elevation, Herringbone wood flooring, radiator and feature fireplace.



#### SITTING ROOM

13' 8" x 18' 3" (4.17m x 5.56m) With Parquet flooring, log burner with marble surround, two radiators and two windows to the rear elevation.

#### STUDY

10' 5" x 14' 3" (3.18m x 4.34m) With glazed window to the rear elevation, three double larder storage cupboards, bookcase and door to the utility room.

#### KITCHEN/BREAKFAST ROOM

16' 5" x 29' 11" (5m x 9.12m) Dual aspect with a clearly defined kitchen and breakfast areas.

Kitchen with a range of wall and floor mounted units, Miele electric oven, additional combi oven with warming drawer, five ring Miele gas hob with extractor over, under mounted sink, American style fridge freezer, tiled flooring, centre island offering additional base units and cupboards with a granite worktop and door to the front of the property.

Breakfast Room with double glazed sliding patio doors to the side of the property.



#### UTILITY ROOM

10' 5" x 5' 11" (3.18m x 1.8m) With a range of units, inset sink unit, tiled flooring, radiator, electric oven, wooden worktops over units and door to the additional laundry room.

#### LAUNDRY ROOM

10' 5" x 6' 3" (3.18m x 1.91m) With door to the rear elevation, plumbing for washing machine, radiator and shelving.

#### INNER HALLWAY

With access to the ground floor bedroom (6).

#### BEDROOM 6

10' 10" x 14' (3.3m x 4.27m) With glazed window to the rear elevation, radiator and fitted wardrobes.

#### SHOWER ROOM

9' 7" x 8' 2" (2.92m x 2.49m) With a corner shower, pedestal wash hand basin, low level WC, double cupboard, glazed window to the rear elevation, radiator and heated towel rail.





#### REAR PORCH AND PLANT ROOM

With a door to the rear elevation and a wall mounted Worcester central heating boiler.

#### FIRST FLOOR LANDING

With split staircase, sash window to the front elevation, feature coved ceiling and ceiling rose.

#### BEDROOM 1

16' x 18' 1" (4.88m x 5.51m) With feature marble fireplace, two sash windows to the front elevation, three radiators, feature coved ceiling and ceiling rose.

#### EN-SUITE

8' 5" x 9' 4" (2.57m x 2.84m) With panelled bath, Baxi shower, pedestal wash hand basin, low level WC, splash tiled surround, radiator and windows to the rear and side elevations.

Walk-in wardrobe with rail and shelving.

#### BEDROOM 2

12' 7" x 14' 5" (3.84m x 4.39m) With cast iron fireplace, radiator and two sash windows to the front elevation.

#### BEDROOM 5

13' 8" x 8' 7" (4.17m x 2.62m) With glazed window to the rear elevation and radiator.

#### BATHROOM

7' 1" x 8' 10" (2.16m x 2.69m) With bath, low level WC, electric shower, pedestal wash hand basin, tiled flooring, towel rail/radiator and glazed window to the rear elevation.

#### OFFICE/BEDROOM 7

7' 1" x 11' 6" (2.16m x 3.51m) (currently being used as an office) With window to the rear elevation and radiator.

#### INNER HALL

With understairs storage cupboard and shelving and stairs to the second floor.

#### SECOND FLOOR LANDING

10' 5" x 6' 3" (3.18m x 1.91m)

#### BEDROOM 3

12' 7" x 14' 6" (3.84m x 4.42m) With two windows to the front elevation, double wardrobe and an electric storage heater.

#### BEDROOM 4

12' 7" x 12' 7" (3.84m x 3.84m) With window to the front elevation and an electric storage heater.

#### GAMES ROOM

23' 2" x 18' 3" (7.06m x 5.56m) With dual aspect to the front and side elevations, cast iron fireplace and two electric storage heaters.

#### KITCHENETTE

10' 5" x 7' 3" (3.18m x 2.21m) With glazed window to the rear elevation, base unit with sink and electric storage heater.





#### BATHROOM

6' 11" x 6' 9" (2.11m x 2.06m) With bath with shower over, pedestal wash hand basin, low level WC, splash tiling, tiled flooring, electric towel rail and glazed window to the rear elevation.

#### STORAGE ROOM

With shelving and window to the rear elevation.

#### THREE ROOM CELLAR

Stairs from the entrance hall lead down to the cellar which is in three bays with light and power.

#### OUTSIDE

The property can be accessed from Main Street to the front and rear of the property. The front drive provides vehicular access to the off road parking for 4/5 cars, flagstone pathway leading to the front. Further vehicular access leads to the side of the property with a blocked paved driveway, well-stocked flower/shrub beds and borders and extensive rose beds. A private blocked paved patio area, further gated access leads to the rear courtyard which in turn leads to the vehicular access back onto Main Street. The rear courtyard with an external tap, lighting, a detached barn and allows access to the triple garage.

To the side of the property there are two formal lawned gardens with brick and hedge boundaries, mature flower/shrub beds and borders, further outbuildings provide ideal garden storage space and a larger lawn mower shed. The formal lawned gardens have two access points to the side paddock.



#### TRIPLE GARAGE

With three sets of double doors, light, power and eaves storage space. There is also an additional rear workshop 16' 8" x 9' 4" (5.08m x 2.84m).

#### DETACHED BARN

Extending to over 600 sqft, formerly used for stabling with two stables. With light and power and potential for further development (subject to necessary planning consents).

STABLE 1 - 11' 9" x 10' 0" (3.58m x 3.05m)

STABLE 2 - 11' 9" x 10' 0" (3.58m x 3.05m)

Steps up to the first floor barn area which is currently used as additional storage.



#### STORAGE AREA 1

12' 7" x 12' 4" (3.84m x 3.76m) With door to storage area 2.

#### STORAGE AREA 2

12' 7" x 13' 1" (3.84m x 3.99m)

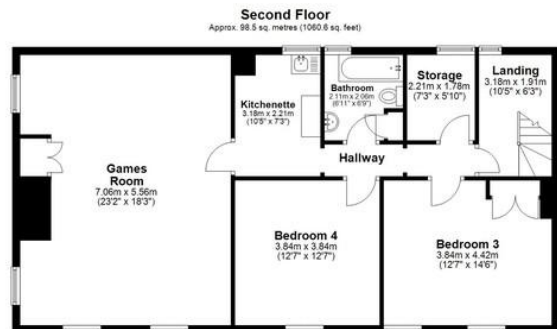
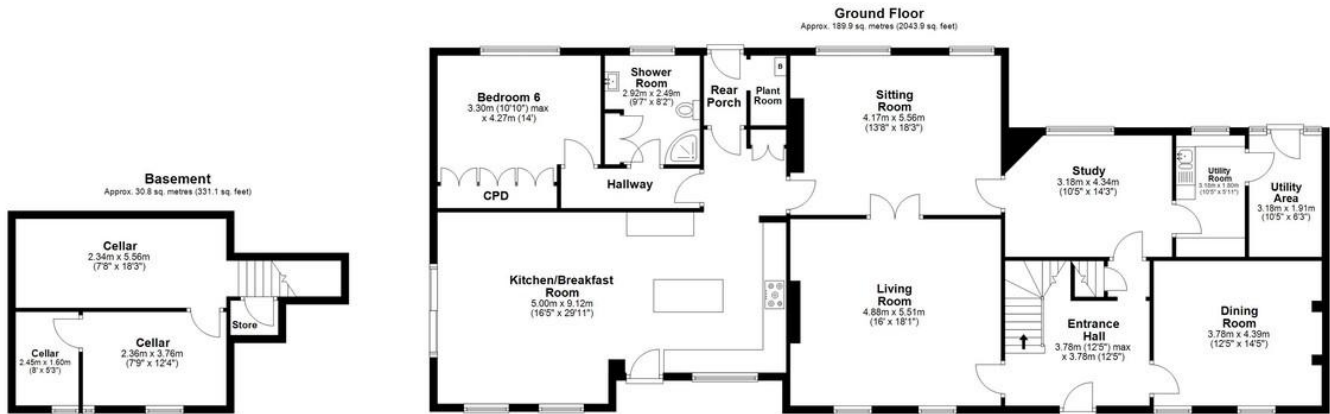
#### PADDOCK

Totally enclosed within a fence/hedge boundary and current divided into three paddock areas. The corner of the paddock has a stable block and hay store and an additional open fronted stable with corner feed room.









Total area: approx. 429.6 sq. metres (4624.6 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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**Upton Grange, Upton**

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CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

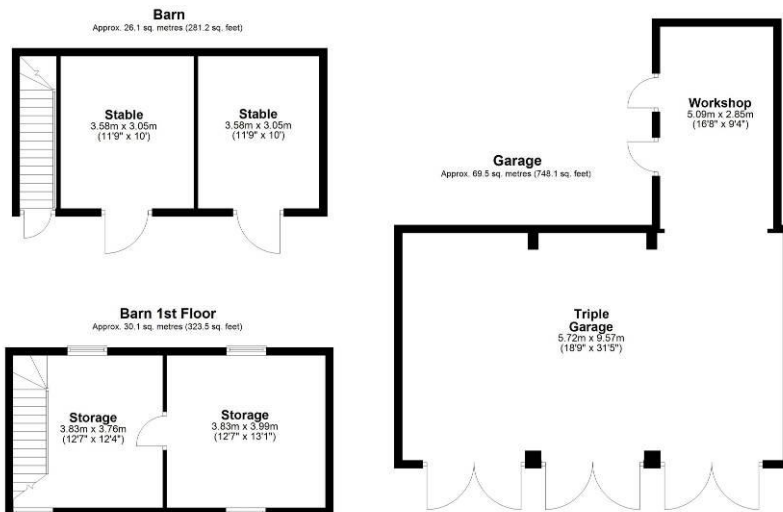
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Total area: approx. 125.7 sq. metres (1352.8 sq. feet)

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**Upton Grange Outbuildings, Upton**

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