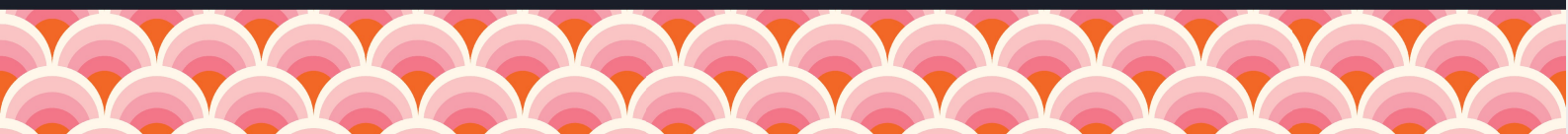




Holly Tree Farm Main Street | | Oxtun | NG25 0SD

£365,000

FENTON JONES



## Key features

- Pretty Victorian farmhouse in a rural village
- 3 good sized bedrooms
- Characterful period details
- Private south facing garden
- In good condition but with scope for improvement
- Drive with private parking for several vehicles
- Located in the charming village of Oxton
- No upward chain

## Description

An enchanting 3 bedroom Victorian farmhouse in the historic village of Oxton. From the moment you arrive the symmetry of the detached façade with its sliding sash windows, stone lintels and decorative brickwork creates a picture-book first impression.

Step inside and into a home that feels like it gives you a warm hug: a cosy sitting room with a high ceiling and a chimney breast that hints at a hidden or former fireplace and a kitchen that gently steps down into a dining room, perfect for everyday family life or relaxed entertaining. A practical utility and boot room adds that all important space for muddy boots and busy days.

Upstairs there are three good sized bedrooms, all with beautifully high ceilings, and a family bathroom with scope to reimagine this space; perhaps borrowing a little room to create an ensuite for the master bedroom.

Characterful period details shine throughout; from gorgeous sliding sash windows to exposed ceiling beams that add depth and charm; a home filled with warmth, personality and timeless appeal.

Outside, the south facing garden is fully enclosed and wonderfully private, ideal for children to play in or for quiet afternoons in the sun. Set in the rural village of Oxton with its welcoming pubs, local post office and open countryside just moments away. This is a home that invites you to slow down and settle in whether you are starting out together, growing as a family or looking to downsize without compromise.



#### Utility/Boot Room

11'5" (max) x 6'10" (max)

You enter the house through a part glazed door which opens into the utility/boot room with a tiled floor and a full height cupboard housing the boiler. With space to create a utility area and storage for coats and shoes. There is a door to the washroom.

#### Washroom

4'3" x 3'3"

Fitted with a toilet and sink. With tiled floor and obscure glass window to the rear.

#### Kitchen

14'5" x 9'6"(max)

With cream wood effect wall and floor cabinets with a wood effect laminate countertop. The stainless steel sink is situated under one of the two windows overlooking the rear of the property. There is a gas hob, integrated oven, dishwasher and space for a fridge freezer. There is a useful under stairs cupboard that could be used as a pantry space. With a door to the sitting room and a step down from the kitchen into the dining room.

#### Dining room

11'5" x 10'5"

A lovely light room with a traditional sliding sash window overlooking the garden. The original chimney is still in situ so could potentially be opened up to create a fireplace. This room has the perfect combination of high ceilings and character beams with traditional deep skirting boards.

#### Sitting room

11'5"x 11'5"

Another lovely room filled with natural light from the sliding sash window looking out to the garden and a small window to the side of the property. This room also has the original chimney breast with the potential for this to be reopened and create a cosy fireplace.

#### Front porch

6'2" x 3'3"

This would have originally been the main entrance to this house but now provides a charming access to the lovely south facing garden. With small sliding sash windows on either side, high ceiling and traditional wood panelled door with window over.

#### Stairs to first floor

Which lead up to a small landing with doors to the bedrooms and bathroom. With loft access.







#### Bedroom 1

11'9" x 11'5"

A good sized double room with high ceiling and a sliding sash window overlooking the garden. There is also a wood panelled latch door to a useful wardrobe cupboard. With window to the front.

#### Bedroom 2

11'5" x 11'1"

A good sized double room with high ceiling and a sliding sash window overlooking the garden. With a built in double wardrobe.

#### Bedroom 3

12'5" x 6'6"

There is a window to the rear and a double built in wardrobe.

#### Bathroom

13'5" x 6'2"

A large bathroom that could be split in two to create an ensuite for the master bedroom and a separate family bathroom. Fitted with a bath, large corner shower, sink in vanity unit, toilet and heated towel rail. There is a window to the rear, a large airing cupboard and a second loft access point.

#### Outside & Garden

The property is accessed via a 5 bar gate and leads to a gravelled parking area with enough space for several cars. Pedestrian access is via a gate to the side of the property. The garden wraps around the other 3 sides of the house. The largest lawned area is south facing and enclosed by an established hedge with beautiful blossom trees. There is a paved patio area across the front of the property.

#### Other information

This property is also being marketed as a separate listing to include the adjacent plot with planning permission for a 3 bedroom property.

There is a right of way reserved over the driveway to access the plot behind.

All mains services are connected.

\*NB Plot guidelines are not to scale. Boundaries are shown for illustrative purposes only and should not be relied upon as legal property boundaries.

# Floor plans

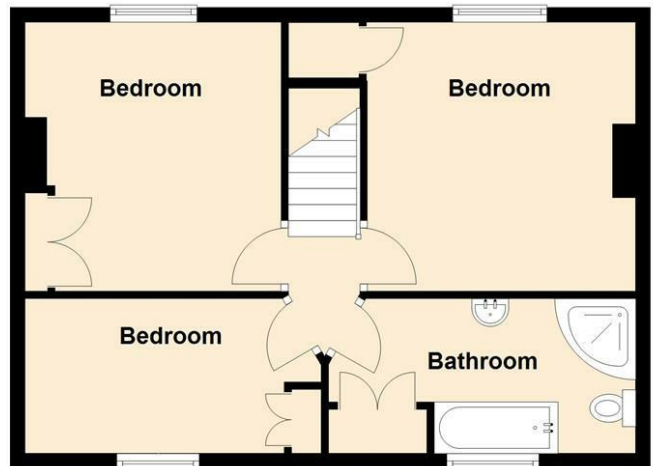
## Ground Floor

Approx. 50.1 sq. metres (539.4 sq. feet)



## First Floor

Approx. 48.6 sq. metres (523.1 sq. feet)



### Hollytree Farm, Main Street, Oxton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

# FENTON JONES

7 Church Street  
Southwell  
Nottinghamshire  
NG25 0HQ

01636 390000

sales@fentonjones.com

<https://www.fentonjones.com>