



## Woodlands Court Mill Lane, Egmonton

Guide Price £800,000



## Woodlands Court Mill Lane

Egmanton, Newark

GUIDE PRICE: £800,000 – £850,000

A RARITY TO THE OPEN MARKET...

We are excited to present this exceptional four-bedroom detached property set in the desirable village of Egmanton. Positioned on a hilltop, this stunning home is surrounded by approximately 2.87 acres of parkland-style gardens, offering breathtaking countryside views that can be enjoyed from almost every room. Extensively renovated to an impeccable standard, the property boasts 4,478 sq. ft. of flexible living space, making it an ideal family home with ample privacy and room to grow. Upon entering, the property opens to a grand entrance hall leading into the generous living wing. The front-facing sitting room, with a feature fireplace, offers magnificent views over the open fields and flows seamlessly into the separate dining room with French doors opening to the rear terrace. The heart of the home is the beautifully designed kitchen-diner, complete with a central island and high-end integrated appliances. A unique circular dining area, featuring a curved window, provides a delightful space to enjoy meals with views outdoors. The bedroom wing is equally impressive, with four spacious bedrooms, each including a luxurious en-suite and a walk-in wardrobe. Further enhancing the property is a rear hallway with access to the triple garage, a laundry room and a practical utility room. Externally, the property is approached via double wrought iron gates leading to a fantastic-sized driveway with a front





## LOCATION

Situated in the picturesque village of Egmonton, surrounded by rolling countryside accessible via scenic country lanes and public footpaths. The nearby village of Tuxford, just 2 miles away, offers a range of amenities, including a modern Co-op with parking, a doctor's surgery, a traditional pub, a café, and various local shops such as a butcher, newsagent, fish and chip shop, and takeaways. Educational needs are well-served with Tuxford Primary Academy and Tuxford Academy secondary school, both rated 'Good' by Ofsted. Additional facilities can be found in the neighbouring village of Sutton-on-Trent, including another Co-op store, a butcher's shop, a doctor's surgery, two hairdressers, and a primary school also rated 'Good' by Ofsted. Families are well-served by local state schools including Tuxford Primary Academy and Tuxford Academy, both rated 'Good' by Ofsted. For private education, nearby options include Wellow House School (day school for ages 3-13, Wellow), Worksop College (day and boarding, 11-18 years, Worksop), Hollygirt School (independent day school, Nottingham), and Nottingham High School (leading co-educational day school, Nottingham).

## ACCOMMODATION

### Entrance Hall

Dimensions: 7.66m x 4.84m (max) (25'1" x 15'10" (max)). The entrance hall features luxury vinyl flooring, a dado rail, two decorative wall niches, and school-style radiators. A Louis-style fireplace adds a focal point, while wood-framed stained-glass windows frame the grand double wooden doors.

### Living Room

Dimensions: 7.02m x 5.51m (max) (23'0" x 18'0" (max)). The living room is flooded with natural light from three arched UPVC double-glazed windows to the front elevation. Finished with herringbone flooring, recessed spotlights, a dado rail, and coving to the ceiling, this space also benefits from three school-style radiators, a TV point, and open access into the dining room.

### Dining Room





## LOCATION

Situated in the picturesque village of Egmanton, surrounded by rolling countryside accessible via scenic country lanes and public footpaths. The nearby village of Tuxford, just 2 miles away, offers a range of amenities, including a modern Co-op with parking, a doctor's surgery, a traditional pub, a café, and various local shops such as a butcher, newsagent, fish and chip shop, and takeaways. Educational needs are well-served with Tuxford Primary Academy and Tuxford Academy secondary school, both rated 'Good' by Ofsted. Additional facilities can be found in the neighbouring village of Sutton-on-Trent, including another Co-op store, a butcher's shop, a doctor's surgery, two hairdressers, and a primary school also rated 'Good' by Ofsted. Families are well-served by local state schools including Tuxford Primary Academy and Tuxford Academy, both rated 'Good' by Ofsted. For private education, nearby options include Wellow House School (day school for ages 3-13, Wellow), Worksop College (day and boarding, 11-18 years, Worksop), Hollygirt School (independent day school, Nottingham), and Nottingham High School (leading co-educational day school, Nottingham).

## ACCOMMODATION

### Entrance Hall

Dimensions: 7.66m x 4.84m (max) (25'1" x 15'10" (max)). The entrance hall features luxury vinyl flooring, a dado rail, two decorative wall niches, and school-style radiators. A Louis-style fireplace adds a focal point, while wood-framed stained-glass windows frame the grand double wooden doors.

### Living Room

Dimensions: 7.02m x 5.51m (max) (23'0" x 18'0" (max)). The living room is flooded with natural light from three arched UPVC double-glazed windows to the front elevation. Finished with herringbone flooring, recessed spotlights, a dado rail, and coving to the ceiling, this space also benefits from three school-style radiators, a TV point, and open access into the dining room.

### Dining Room



## GARDEN

Set within approximately 2.87 acres of beautifully maintained grounds, the property is approached through impressive double wrought iron gates leading onto a sweeping driveway with a central courtyard and turning circle. The driveway provides access to a triple garage and benefits from external lighting, with additional parking areas to the side and rear of the property. The parkland-style gardens feature extensive lawns, a variety of mature trees, shrubs, and planting, alongside a winding pathway that weaves through the grounds. A charming summer house and a private tennis court add to the outdoor amenities, while open countryside views provide a stunning and tranquil backdrop.

## DRIVEWAY

13 Parking Spaces





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

© HoldenCopley



You can include any text here. The text can be modified upon generating your brochure.



## HoldenCopley Mansfield

16 Regent Street, Mansfield – NG18 1SS

01623 709 709 • [mansfieldoffice@holdencopley.co.uk](mailto:mansfieldoffice@holdencopley.co.uk) • [www.holdencopley.co.uk/](http://www.holdencopley.co.uk/)