



**Ashwell House, 1 Chatsworth Avenue,
Southwell, NG25 0AE**



Book a Viewing!

£575,000

Situated in a highly sought-after central Southwell location, this substantial detached home offers generous and versatile accommodation, all within easy reach of the town's excellent amenities and the well-regarded Lowes Wong Primary School. The well-presented interior briefly comprises: Entrance Hall, Cloakroom, spacious Lounge, separate Sitting Room, formal Dining Room, and a well-appointed Kitchen/Breakfast Room complemented by a Utility Room and Side Porch. To the First Floor, the property boasts a generous master Bedroom with En-suite Shower Room, four further well-proportioned Bedrooms, and a Family Bathroom—ideal for growing families. Externally, the property is set on a generous plot featuring a driveway leading to a double detached garage. The wrap-around gardens extends to the front, side, and rear, offering a delightful outdoor space with established trees, well-stocked flower and shrub borders, and plenty of room for relaxation or entertaining.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Southwell is a picturesque market town known for its rich history and stunning architecture. Located in the heart of the English countryside, Southwell boasts a range of amenities and facilities. One of the town's most iconic landmarks is Southwell Minster, a stunning medieval cathedral. The town is also home to numerous quaint shops, charming cafes, and traditional pubs, providing plenty of options for dining and shopping. Southwell offers schools, healthcare providers and recreational facilities, ensuring that residents have access to essential amenities. Additionally, Southwell has good transportation links, making it easy to explore the surrounding area and beyond.



ACCOMMODATION

ENTRANCE HALL

With a glazed panel entrance door with side glazed panel window, with stairs to the first floor landing and a radiator.

CLOAKROOM

With a low level WC, wash hand basin, storage cupboards and double glazed window to the side elevation.

LOUNGE

13' 9" x 16' (4.19m x 4.88m) A delightful dual aspect room with a radiator and feature Inglenook fireplace with beam over mantle and tiled hearth with brick inset.

SITTING ROOM

18' 1" x 10' 6" (5.51m x 3.2m) With double glazed window to the front elevation, double glazed window to the rear elevation and double glazed door to the rear elevation, two radiators, wall lighting and an open fireplace with flagstone hearth, brick inset and surround.

DINING ROOM

10' 5" x 12' 6" (3.18m x 3.81m) With double glazed window to the rear elevation and radiator.

KITCHEN/BREAKFAST ROOM

10' 5" x 16' 6" (3.18m x 5.03m) With a range of wall and floor cupboards and drawers, inset sink, spaces for fridge, microwave and electric cooker with extractor, radiator, space for breakfast table, double glazed windows to the rear and side elevations and a multi-glazed panelled door to the utility area.

UTILITY ROOM

4' x 13' 3" (1.22m x 4.04m) With double recess storage cupboard, radiator, double base unit with stainless steel sink unit and drainer, appliance space and splash tiled work surfaces.

SIDE PORCH

6' x 4' 2" (1.83m x 1.27m) With double glazed windows to the front and rear, double glazed door to the side garden, plumbing for washing machine and tiled flooring.

FIRST FLOOR LANDING

With double glazed window to the front elevation, loft access and a large storage cupboard with shelving.

BEDROOM 1

13' 5" x 16' 5" (4.09m x 5m) With double glazed window to the front elevation, radiator, fitted wardrobes, fitted drawers, cupboards and dressing table and door to the en-suite shower room.

EN-SUITE

6' 4" x 6' 3" (1.93m x 1.91m) With a low level WC, pedestal wash hand basin, shower cubicle with shower, radiator, double glazed window to the side elevation.

BEDROOM 2

10' 6" x 12' 6" (3.2m x 3.81m) With double glazed window to the rear elevation, stripwood floor and radiator.





BEDROOM 3

9' 2" x 10' 6" (2.79m x 3.2m) With double glazed window to the rear elevation and radiator.

BEDROOM 4

8' 6" x 7' 2" (2.59m x 2.18m) With double glazed window to the front elevation and radiator.

BEDROOM 5

10' 6" x 6' 7" (3.2m x 2.01m) With double glazed window to the rear elevation, radiator and two recessed storage cupboards (one of which houses the hot water cylinder).

BATHROOM

8' x 6' 3" (2.44m x 1.91m) With suite to comprise of panel bath with rail, curtain and Mira shower, pedestal wash hand basin and a low level WC, radiator and double glazed window to the side elevation.



OUTSIDE

There is a lawned front garden with established and well-stocked flower/shrub beds and borders, established pollarded trees and is totally enclosed by hedging. There is pedestrian access from Halam Road with flagstone steps to the front of the property, external lighting and lawned gardens to either side with flower/shrub beds and rose beds. The private enclosed rear lawned garden with an external light. To the side there is a hand gate to the parking area and flagstone patio area with bin storage and external tap.

DOUBLE GARAGE

16' 9" x 17' 1" (5.11m x 5.21m) With a roller door, eaves space, double glazed window to the side elevation and door to the rear elevation. There is parking directly in front.



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CMH and J Walter 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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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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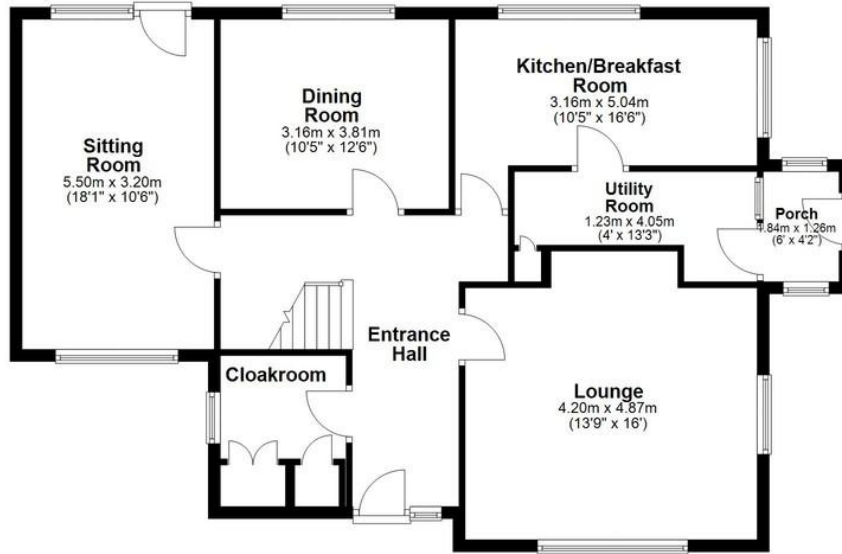
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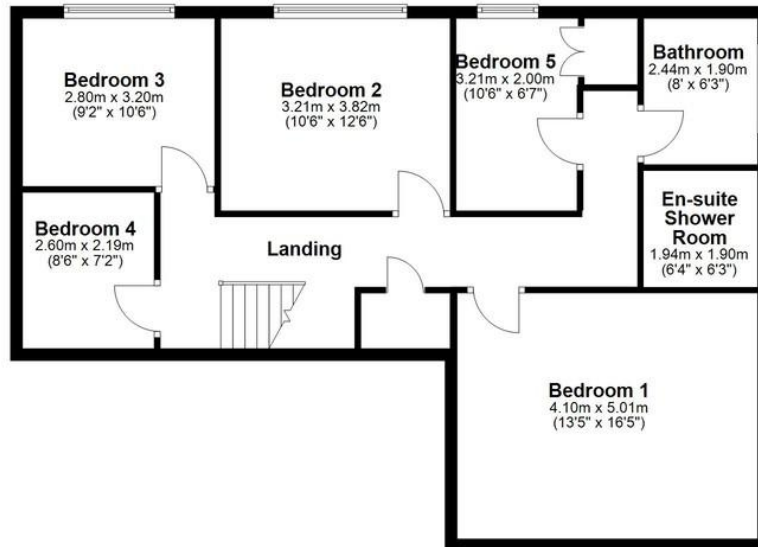
Ground Floor

Approx. 96.0 sq. metres (1033.5 sq. feet)



First Floor

Approx. 83.3 sq. metres (896.4 sq. feet)



Total area: approx. 179.3 sq. metres (1929.9 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

Ashwell House, 1 Chatsworth Avenue, Southwell

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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