



Southwolds, May Lodge Drive, Rufford,
NG22 9DE

Asking Price £1,100,000

Tel: 01636 611 811

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

NO - CHAIN - IMMEDIATE - VACANT - POSSESSION

Southwolds, a fine modern residence, provides exceptionally spacious ground floor open plan living space, a self-contained studio/games room, five principal bedrooms, two en-suite and grounds extending to 0.74 acre adjacent to the Rufford Country Park. The property stands in beautiful surroundings and a residential area with substantial high value properties in the immediate vicinity. May Lodge Drive is centrally situated for commuting to Newark, Mansfield, Nottingham and wider areas of the East Midlands with easy access to the M1 and A1 trunk roads. The property, recently refitted with open plan living kitchen and the second floor master bedroom suite, are particular features of the property. Central heating is oil fired with an external boiler, extensive underfloor heating and panelled radiators. The property provides over 4000 sq.ft gross internal floor space.

The accommodation provides on the ground floor, entrance hall, lounge, dining kitchen, family room, utility room, back hall, a self-contained studio/games room with en-suite shower room. The first floor provides a galleried landing, four bedrooms, two en-suite, family bathroom with jacuzzi bath and box room. The first floor master bedroom suite, with picture windows, dual aspect, en-suite bathroom and separate toilet/dressing room is a particular feature of the property.

May Lodge Drive and Rufford Park is set amidst some of Nottinghamshire's most lovely countryside forming part of the original Dukeries Estate. May Lodge Drive is a private road and the property stands well back with a field gate entrance and a long driveway. The idyllic location of this property is usually 20 minutes drive to Newark and the main line Northgate railway station with East Coast trains capable of journey times to London King's Cross in just over 75 minutes. May Lodge Drive is situated off the A614 trunk road close to the Edwinstowe junction and Center Parcs.

The original house was constructed circa 1962 with cavity brick elevations under a pitched tiled roof. An extension to

the property to include ground floor, first floor and second floor accommodation was constructed approximately 20 years ago with cavity bricks under pitched roof sections incorporating a hipped design with plain tiles and Dormer windows. The hipped roof design of the original house incorporates bonnet tiles. There are overhanging eaves and PVC rainwater goods. The windows are white uPVC double glazed in the original part of the house and brown stained effect uPVC windows in the new extension triple glazed. The oil fired central heating provides underfloor heating (wet system) on the ground floor, first and second floor extensions. There are panelled radiators in the original part of the building.

The accommodation in more detail comprises as follows:

GROUND FLOOR

ENTRANCE HALL

With oak entrance door, cupboard under the stairs, two radiators, centre opening doors off and staircase to the first floor. Oak floor.

LOUNGE

19'3 x 17'1 (5.87m x 5.21 m)
(overall measurements)



With open fireplace, sliding patio doors, two windows, radiator and oak finished floor.



DINER/KITCHEN/FAMILY ROOM

24'8 x 11'1 (7.52m x 3.38m)
(plus 28'10 x 19'1 plus 12'6 x 11'1)



Wonderful open plan living space with island units, Lamona hob and combined extractor, sink and mixer taps, integral dishwasher, wine cooler, electric oven and fridge freezer. The extensive range of units comprises wall cupboards and an island unit. There is a tiled floor with underfloor heating in the extension part of the kitchen and two radiators in the original part. LED lighting.



UTILITY ROOM

10'5 x 9'4 (3.18m x 2.84m)



Wall cupboards, base units, working surfaces, integrated electric hob and oven. Integrated washing machine and dishwasher. LED lighting.

BACK HALL

10'6 x 8' (3.20m x 2.44m)

Rear entrance door and side panels.

STUDIO/GAMES ROOM

23'7 x 19'1 (7.19m x 5.82m)



Ideal guest or teenager accommodation with picture windows and Dutch lights. Fitted base unit incorporating a

stainless steel sink unit. Integrated electric hob, oven and microwave. Oak working surfaces, tiled floor, underfloor heating and LED lighting.



SHOWER ROOM

8'11 x 4'8 (2.72m x 1.42m)



With 4'8 wide shower, rain shower and hand shower, basin and low suite WC. LED lighting, underfloor heating, mirror concealing the electrical fuse system.

FIRST FLOOR

GALLERIED LANDING



With radiator.

BEDROOM ONE

19'1 x 14'2 (5.82m x 4.32m)



Dual aspect, radiator.

EN-SUITE

7' x 2'11 (2.13m x 0.89m)

Shower with rain and hand showers, wash basin.

BEDROOM TWO

12'2 x 11'5 (3.71m x 3.48m)



Dual aspect, radiator.

BATHROOM

12' x 11' (3.66m x 3.35m)



Corner jacuzzi bath, pedestal basin, low suite WC, 4' wide shower with rain shower. Radiator and chrome heated towel rail, fully tiled walls, LED lighting.

INNER LOBBY

With built in cupboard, Velux roof light and Dutch lights.

BOX ROOM

Providing storage space.

BEDROOM THREE

14'3 x 14'2 (4.34m x 4.32m)



Dormer window and Velux roof light, underfloor heating, engineered oak floor.

BEDROOM FOUR

14' x 11'8 (4.27m x 3.56m)



Exposed pine beam, Dormer window, Velux roof light, engineered oak floor, underfloor heating.

EN-SUITE

14'6 x 10'5 (4.42m x 3.18m)



Bath, twin basins, low suite WC. LED lighting, engineered oak floor, underfloor heating.

MASTER BEDROOM SUITE

32'2 x 19' (9.80m x 5.79m)



Dual aspect and French windows providing exceptionally light and airy accommodation. Fitted carpet and underfloor heating. Open tread staircase to second floor en-suite bathroom.



SECOND FLOOR

EN-SUITE BATHROOM

16'11 x 14'9 (5.16m x 4.50m)
(overall measurements)



Bath with shower attachment, twin basins and cabinets, suspended ceiling and tiled floor.

DRESSING ROOM

16'11 x 11' (5.16m x 3.35m)
(maximum floor area at eaves level)

Two Velux roof lights, low suite WC, tiled floor, electric heated towel rail.

OUTSIDE



There is a field gate entrance, beech hedging and fencing, a front lawned area, driveway, turning and parking space. Extensive Yorkstone terrace to the front elevation of the

property.

Gravelled side area with bunded oil storage tank (1350 litres). External Worcester oil fired central heating boiler, outside tap and external wall lights.



Double doors from the driveway side of the property give vehicular access to the rear garden. Lawned area, external shower and water tap. Raised area in the bottom corner of the garden with two sheds and water tap. Direct access to Rufford Abbey Park.





SERVICES

Mains water and electricity are connected to the property. Drainage is to a septic tank system. We understand the septic tank system was installed just over 10 years ago with a herringbone soak away system.

TENURE

The property is freehold. May Lodge Drive is a private road. The registered Title of the property includes part of that road and rights of way reserved. There is a main water pipeline leading from Eakring Reservoir and rights reserved for the purposes of maintenance and renewal.

COUNCIL TAX

The property is registered under Newark and Sherwood District Council Tax Band G.

POSSESSION

The property is offered with no chain involved and an early possession date.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

Ground Floor

Approx. 194.2 sq. metres (2091.0 sq. feet)



Total area: approx. 443.2 sq. metres (4770.9 sq. feet)

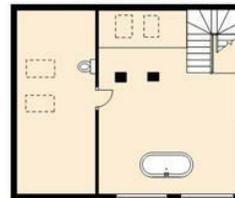
First Floor

Approx. 197.8 sq. metres (2139.8 sq. feet)



Second Floor

Approx. 91.0 sq. metres (977.4 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers