



Main Street | | Edingley | NG22 8BE

£579,950

JF

Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

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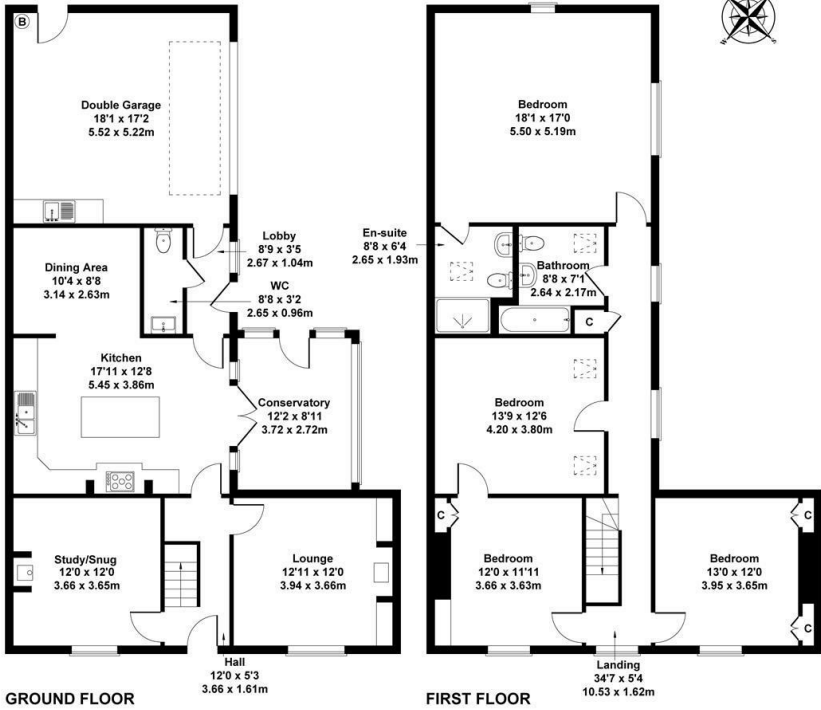
The Hollies is a substantial and beautifully presented 4 bedroom detached family home, combining the character and proportions of its original Georgian frontage with an extensive rear addition completed in 2005 to create an impressively spacious and versatile modern home. Offering approximately 2,260 sq ft of accommodation, the property has evolved considerably while retaining much of the warmth and individuality of the original house. Period features including exposed beams, traditional fireplaces and sash-style windows sit comfortably alongside generous contemporary living spaces designed for modern family life. The ground floor provides an excellent balance of formal and informal accommodation, with two characterful reception rooms to the front complemented by a substantial kitchen and dining area at the heart of the house. This opens into a bright conservatory/garden room, creating a particularly appealing everyday living and entertaining space. A ground-floor WC and internal access to the large double garage add further practicality. Upstairs, the scale of the 2005 extension becomes particularly apparent. There are four generous bedrooms, including an exceptionally spacious air conditioned principal bedroom measuring

- Substantial 4 double bedroom, 4 reception room family home in cul de sac location with fields to the rear
- En suite to (air conditioned) principal bedroom plus separate family bathroom
- Downstairs w/c plus double garage incorporating utility area
- Originally a Georgian house but substantially extended in 2005
- Driveway parking for two cars
- Recently updated by present owners and offered for sale in superb order throughout
- Attractive farmhouse style dining kitchen with adjoining garden room
- Many character features including beamed ceilings to two reception rooms plus fireplaces
- Attractive secluded gardens and patio
- Catchment for Minster School - bus stop to Southwell within short walking distance



The Hollies, Main Street, Edingley, Newark, NG22 8BE

Approximate Gross Internal Area
2260 sq ft - 210 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	76
EU Directive 2002/91/EC		

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