



**OPEN DAY**  
**SATURDAY 27 JUNE 2026**  
**10AM TIL 4PM**  
**NO APPOINTMENT NECESSARY**

**Butlers Oak Main Street, Cropwell Butler,  
Nottinghamshire, NG12 3AB**

**Guide Price £645,000**

**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Period Cottage
- 3 Bedrooms
- No Upward Chain
- Generous Gated Driveway
- Wealth Of Character & Features
- Tastefully Renovated Throughout
- 4 Receptions
- Delightful Established 1/4 Acre Plot
- Highly Regarded Village
- Viewing Highly Recommended

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A fantastic opportunity to purchase an archetypal detached character cottage, with the early elements believed to date back to the 1700s and offering a versatile level of accommodation extending to in excess of 1,600 sq.ft. The property provides three bedrooms and four reception areas, one of which can be utilised as an additional fourth bedroom. In addition, the property offers a wealth of character with many rooms offering exposed beams and attractive fireplaces with each room offering its own individuality. The property also benefits from upgraded, sealed unit, double glazed casement windows and neutral decoration, all combining to create a wonderful space and a truly unique home, which is offered to the market with no upward chain.

The internal accommodation comprises an initial entrance hall which leads through into a drawing room with a dual aspect and an attractive fireplace. In addition there are two further receptions including a sitting room and separate dining room/snug both benefitting from a dual sided solid fuel stove providing an attractive focal point. The kitchen is tastefully appointed with hand painted door fronts and links through into a useful utility room as well as a stunning reception area having an attractive pitched ceiling with exposed purlins, inset skylights and French doors leading out into the rear garden. In addition there is a useful ground floor cloak room and utility as well as access to a basement cellar providing a good level of storage. To the first floor, leading off a central landing, are three bedrooms and a tastefully appointed contemporary bathroom.

As well as the internal accommodation one of the main features of the property is its stunning plot extending to approximately 1/4 of an acre providing a fantastic, established, outdoor space well stocked with an abundance of trees and shrubs, providing a private, well proportioned outdoor area which links back into the reception area of the kitchen. In addition there is a substantial gated driveway providing ample off road parking for up to six vehicles.

### **CROPWELL BUTLER**

Cropwell Butler has a public house and village hall and is conveniently placed for both the A46 and A52. Further amenities are available in the adjacent village of Cropwell Bishop including primary school, local shops/post office, health centre, public houses and church with further facilities available in nearby Radcliffe on Trent and Bingham.

A TIMBER COTTAGE STYLE ENTRANCE DOOR LEADS THROUGH INTO:

### **INITIAL ENTRANCE HALL**

10' x 5'9" (13' into stairwell) (3.05m x 1.75m (3.96m into stairwell))

A pleasant initial entrance vestibule having wood effect laminate flooring, staircase with half landing rising to the first floor with access to cellar beneath, exposed beam and, in turn, further doors leading to:

### **DRAWING ROOM**

13' x 9'8" (3.96m x 2.95m)

A delightful and versatile reception that has previously been utilised as a bedroom; benefitting from a dual aspect with double glazed windows to the front and side; the focal point being a chimney breast with inset feature period fire place; central beam to the ceiling and continuation of the wood effect laminate flooring.

### **GROUND FLOOR CLOAK ROOM**

7'5" x 4' (2.26m x 1.22m)

Having a contemporary two piece white suite comprising WC with concealed cistern, tongue and groove effect and oak vanity surface over; vanity unit with inset washbasin, chrome mixer tap and mosaic tiled splash backs; double glazed window.

### **SITTING ROOM**

14' x 13' (4.27m x 3.96m)

A delightful reception having a wealth of character with attractive inglenook double sided fireplace with central solid fuel stove, flagged hearth and timber beam over; alcoves to the side and double glazed window to the front.

An open doorway leads through into:

### **SNUG**

14'3" x 11'11" (4.34m x 3.63m)

A further attractive room having a former inglenook fireplace and chimney breast, alcoves to the side with inbuilt storage cupboards, double sided fireplace with central solid fuel stove and flagstone hearth, central beam, inset downlighters to the ceiling and double glazed window to the front.

A open doorway leads through into:

### **KITCHEN**

13'6" x 8'5" (4.11m x 2.57m)

A light and airy space which links through to a breakfast/dining area at the rear that opens out into the garden and combined creates an excellent everyday living/entertaining space. The kitchen is appointed with a range of wall, base and drawer units with hand painted drawer fronts giving a farmhouse style atmosphere; having two runs of oak butchers block effect work surfaces, one with inset ceramic sink and drain unit with chrome swan neck mixer tap and tiled splash backs; integrated appliances including Neff induction hob, double fan assisted oven and dishwasher; space for free standing fridge freezer, built in pantry

cupboard which houses the Worcester Bosch gas central heating boiler and also provides useful storage, double glazed windows to two elevations.

An open doorway leads through into:

### **INNER HALLWAY WITH UTILITY AREA OFF**

13'2" max x 8' (4.01m max x 2.44m)

An L shaped space linking the kitchen through to the garden/dining room but also opening into a secondary entrance hall and utility space; having butchers block work surface, tiled splash backs, plumbing for washing machine, space for tumble dryer, wall mounted cupboards, part pitched ceiling with inset downlighters, double glazed and timber cottage style exterior door.

An further open doorway leads through into:

### **GARDEN/DINING ROOM**

11'11" x 10' (3.63m x 3.05m)

A versatile, light and airy space leading off the kitchen, ideal as formal dining but potentially creating a further sitting room with a wonderful aspect out into the rear garden. The room is flooded with light benefitting from windows to two elevations as well as a pitched ceiling with exposed purlins and two inset skylights providing an attractive feature and French doors to the rear.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE WITH HALF LANDING RISES TO:

### **FIRST FLOOR LANDING**

23'6" x 3'9" (7.16m x 1.14m)

Benefitting from two double glazed windows to the front; having access to loft space above and, in turn, further doors leading to:

### **BEDROOM 1**

13'2" x 13'11" (4.01m x 4.24m)

A well proportioned double bedroom having an aspect to the front; the focal point to the room being a chimney breast with alcoves to the side and inset period fireplace, surround and mantel.

### **BEDROOM 2**

14'6" x 8'10" (4.42m x 2.69m)

A further well proportioned double bedroom having an aspect to the rear; chimney breast with alcove to the side and double glazed window.

### **BEDROOM 3**

12' x 6'10" max (3.66m x 2.08m max)

A single bedroom having a delightful aspect down the rear garden; double glazed window.

### **BATHROOM**

9'4" x 5'11" (2.84m x 1.80m)

Tastefully appointed having been modernised with a contemporary suite comprising tiled panelled with chrome taps, further wall mounted Mira shower mixer with both independent handset and rainwater rose over and glass screen; WC with concealed cistern with tiled vanity surround and oak vanity surface over; contemporary vanity unit with inset rectangular washbasin, chrome mixer tap and tiled splash backs with mosaic border inlay; shaver point, contemporary towel radiator, part pitched ceiling with inset downlighters and double glazed window.

### **EXTERIOR**

As well as the charm of this interesting, individual, cottage one of its main features is its stunning, established and generous plot lying in the region of 1/4 of an acre providing a fantastic outdoor space which offers a good degree of privacy. The property is approached from Main Street by an initial shared gravelled driveway owned by the property which in turn leads to a pair of timber ledge and brace gates giving access into the property's private driveway which provides a substantial level of off road parking, sweeping round to the rear of the cottage. Directly to the rear of the property accessed from the reception area of the kitchen is a delightful secluded terrace with paved, gravelled and timber decked seating areas bordered by contemporary fencing with well stocked established borders with a range of shrubs including a delightful wisteria and a wildlife pond. This in turn leads out into a further lawned garden, again with established borders. To the foot of the garden is a substantial area which encompasses an additional gravelled driveway with central lawn, well stocked perimeter borders, two cultivated vegetable plots and a greenhouse and is stocked with a range of trees and shrubs as well as encompassing a useful timber garden room with power and light, ideal as a home office or workshop, and a storage shed.

### **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band F

### **TENURE**

Freehold

### **ADDITIONAL NOTES**

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

The property gives a right of way to the adjacent property, "Honeysuckle Cottage", allowing them to access the rear of their property. There is a shared responsibility on this area of the drive.

The property lies within the village conservation area.

### **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of

the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

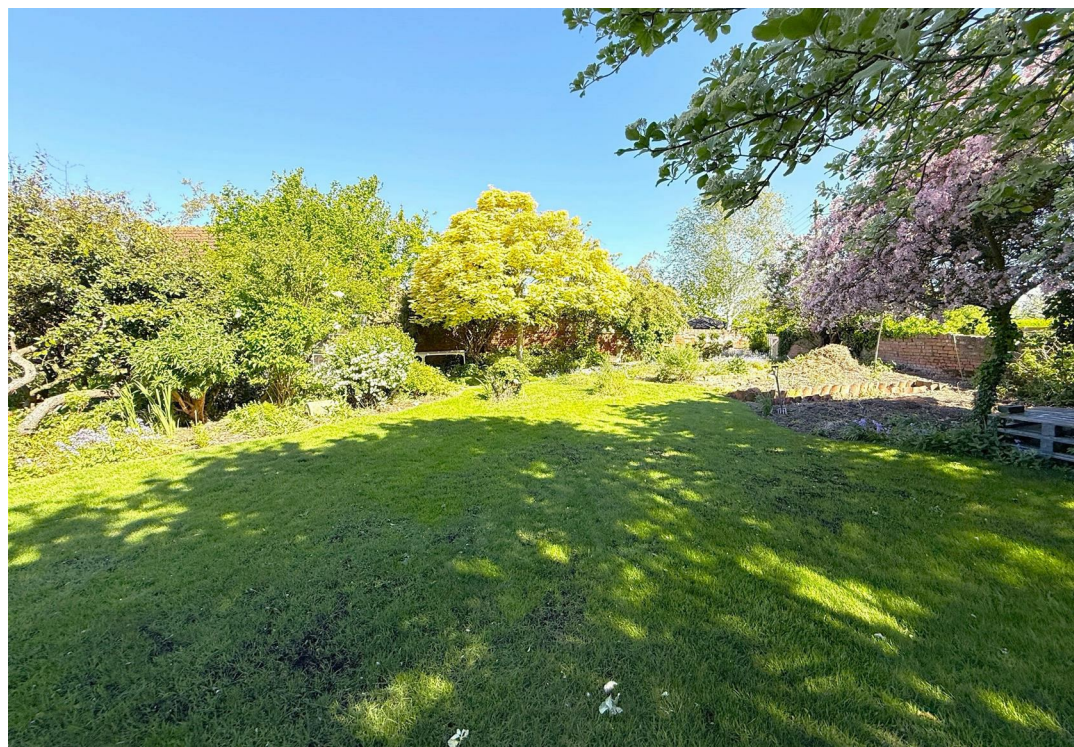
<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>











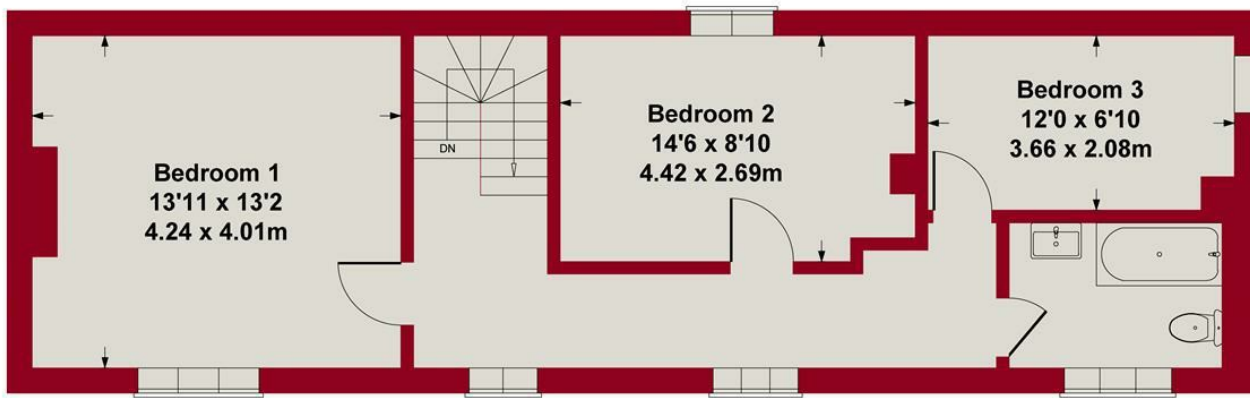




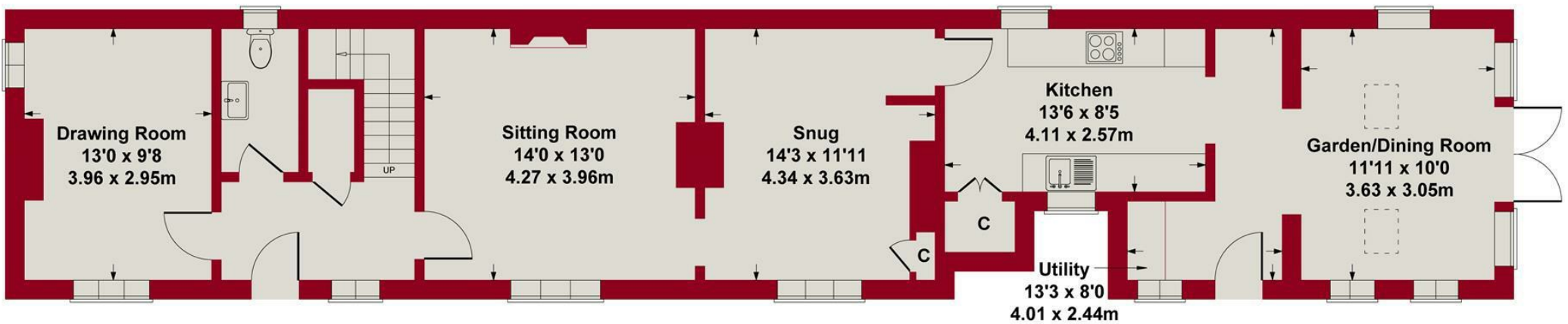








**FIRST FLOOR**



**GROUND FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>43</b>	
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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 01949 836678



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Surveyors, Estate Agents, Valuers, Auctioneers