

**BuckleyBrown**  
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£500,000

Main Street, Edingley, Newark,

Welcome to **BuckleyBrown**, where every home  
is carefully presented, so you can explore  
with clarity and confidence.

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\*\*\*GUIDE PRICE £500,000 - £525,000\*\*\*

"This must be up there with one of the best homes I have seen, a truly charming and cosy cottage, the home stands out with its incredible views and a brand new, luxurious kitchen finished to a high standard. Unique in both character and settings, a one of a kind for sure"

- Courtney, Valuer



## CHARACTER COTTAGE WITH EXTRA LAND

*The property sits within generous gardens, offering plenty of outdoor space to enjoy.*

This charming three-bedroom detached cottage offers spacious, versatile living with plenty of character. With three double bedrooms, flexible reception space, and a convenient layout, it's well suited to modern living. The property also benefits from a separate plot of land just a short two-minute walk away on Station Road.



## THE FINER DETAILS

*This impressive home offers spacious and versatile living both inside and out.*

The ground floor is beautifully designed around a bright and modern open-plan kitchen, featuring a central island, skylight, and French doors that flood the space with natural light and create a seamless flow to the garden. This impressive space is ideal for both everyday living and entertaining. In addition, there is a versatile office/utility room offering excellent practicality, a separate dining room for more formal occasions, and a convenient downstairs WC.

Upstairs, the property continues to impress with three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for family life, guests, or home working. These are served by a well-appointed family bathroom, completing the first-floor layout.

Externally, the home sits within a generous and well-maintained lawned garden, enjoying far-reaching and stunning views that enhance the sense of space and privacy. The outdoor area is further enhanced by two versatile summer houses, providing excellent additional space for hobbies, relaxation, or home working, making the garden a true extension of the living accommodation. Not to mention the benefits of separate land allowing for secure off road parking not too far away.





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## LIFE IN EDINGLEY

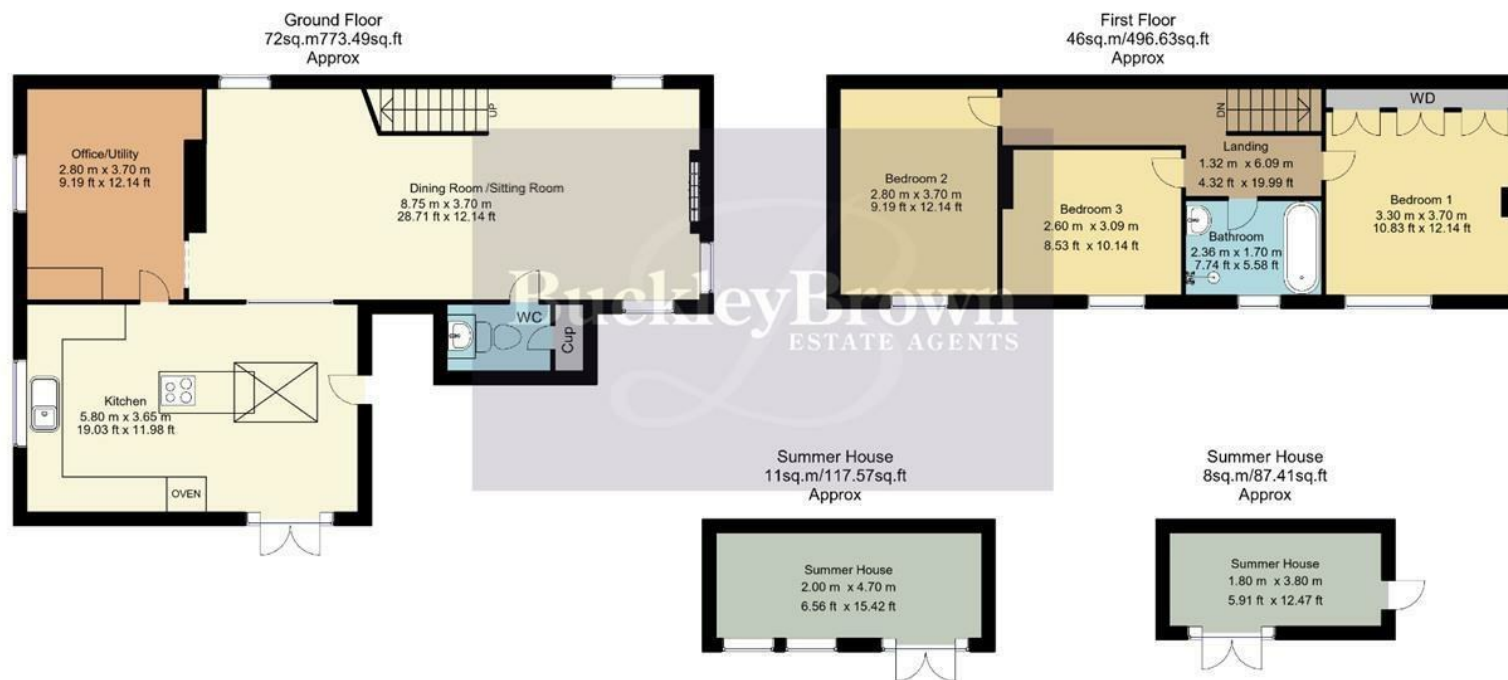
*Edingley is a picturesque and highly sought-after village set within the rolling Nottinghamshire countryside, offering a peaceful rural lifestyle with a strong sense of community. Known for its charming character and attractive surroundings, it provides an idyllic setting for those looking to enjoy village life while remaining within easy reach of nearby towns and amenities.*

The village is home to a welcoming local community and is surrounded by beautiful open countryside, making it ideal for those who appreciate a quieter pace of life. Traditional country lanes, period properties, and scenic views contribute to its timeless appeal, while nearby Southwell offers a wider range of shops, restaurants, and everyday conveniences.

For those who enjoy the outdoors, Edingley is perfectly positioned with access to a variety of walking routes, bridleways, and open fields, offering plenty of opportunities to explore the surrounding countryside. The area is particularly popular with walkers, cyclists, and anyone seeking a more relaxed, rural lifestyle.

Despite its peaceful setting, Edingley remains well connected. The village is within easy reach of Southwell, Newark, and Mansfield, with good road links providing access to Nottingham and the wider region. This balance of seclusion and accessibility makes it especially appealing to commuters who want to return home to a tranquil environment.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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## Key Features

Stunning countryside views

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Modern cottage

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Exposed beams adding character

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Open plan kitchen with a skylight

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Additional land providing secure parking

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Three generous sized bedrooms

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Size

Approximately 1473 sq.ft

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Energy Performance Certificate (EPC)

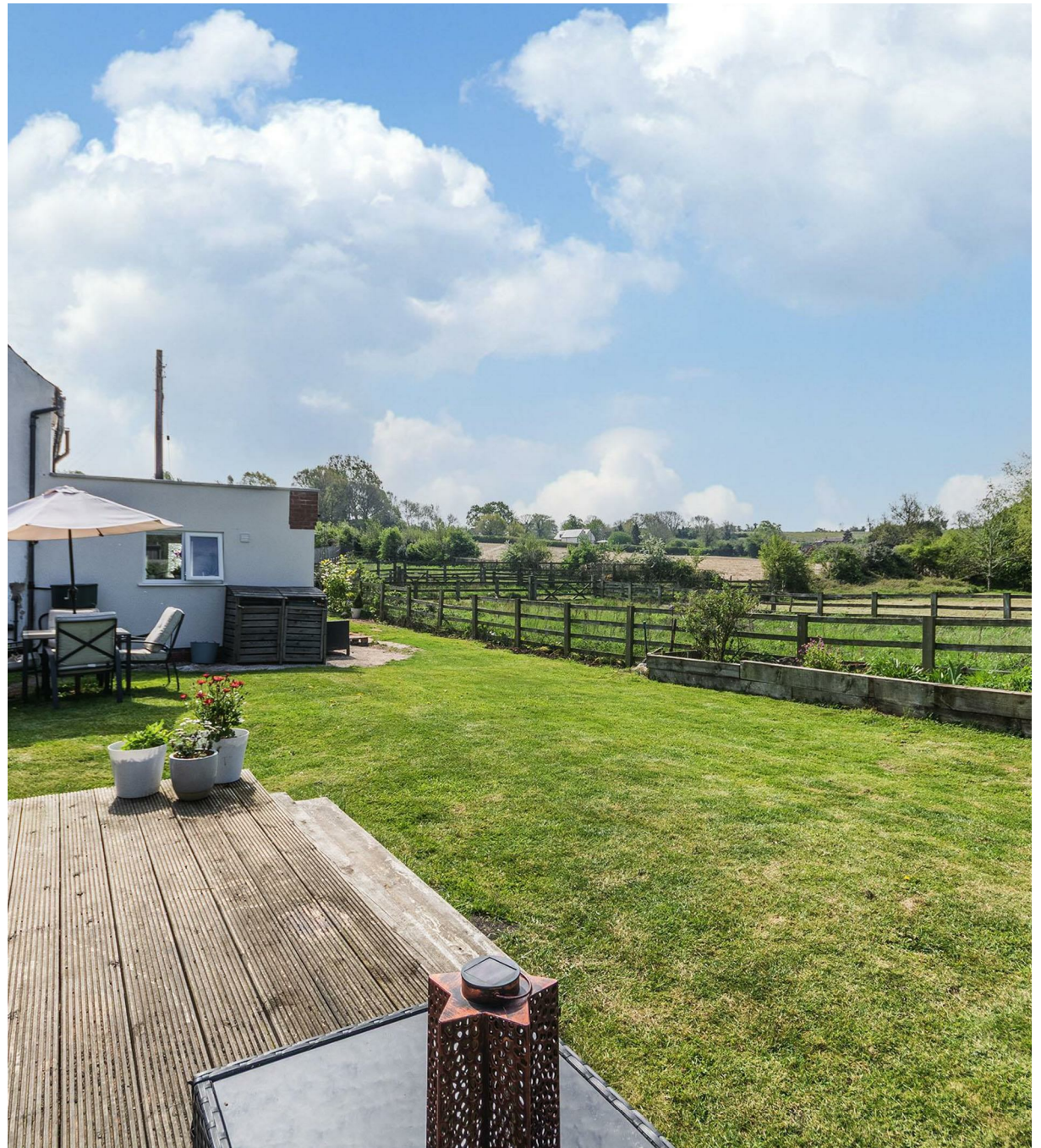
Rating D

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Council Tax Band D

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exceptional representation.

Let's Chat.

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