

# Oakdale, Gainsborough Road, Winthorpe, Newark

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OLIVER REILLY



# Oakdale, Gainsborough Road, Winthorpe, Newark

## Guide Price £895,000

- SUBSTANTIAL & INDIVIDUAL DETACHED HOME
- DELIGHTFUL SETTING & HIGHLY SOUGHT-AFTER VILLAGE
- GENEROUS DINING KITCHEN, UTILITY ROOM & TWO GF W.C's
- INTERGAL DOUBLE GARAGE & EXTENSIVE GATED DRIVEWAY WITH TURNING CIRCLE
- EASE OF ACCESS ONTO A46, A1 & TO TOWN CENTRE
- FIVE DOUBLE BEDROOMS- TWO EN-SUITES & FOUR-PIECE BATHROOM
- THREE COPIOUS RECEPTION ROOMS
- TREMENDOUS PRIVATE SETTING- SURROUNDED BY MATURE WOODLAND
- WONDERFUL 1.29 OF AN ACRE PLOT WITH WELL-TENDED GARDENS
- STYLISH MODERN DESIGN WITH SIZEABLE ADAPTABILITY! Tenure: Freehold. EPC 'C'



A CUT ABOVE THE REST!
This exceptional five-bedroom detached family home offers an abundance of space, individuality and refined contemporary charm! Privately situated in a mesmerising non-estate Conservation Area, in a sought-after village location, greeted by a gated entrance, substantial private driveway with turning circle and an integral double garage. Remaining close and conveniently set for ease of access onto the A46 & A1. Hosting great links to Newark, Lincoln & Grantham.

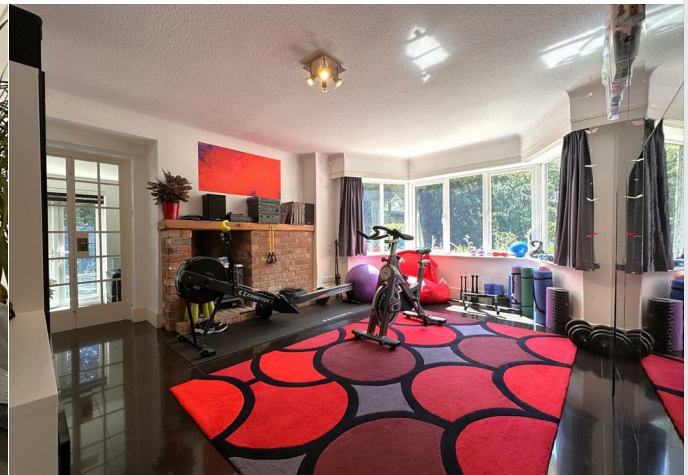
Oakdale promises an impressive, inviting atmosphere steeped with style-READY & SET TO IMPRESS!
As you step inside, this handsome home boasts a copious and well-designed layout, spanning OVER 4,000 SQUARE/FT comprising: Inviting reception hall, utility room, cloakroom, two ground floor W.C's, a GENEROUS LIVING ROOM WITH -BI-FOLD DOORS out to a decked seating terrace with outdoor BBQ, an internal inset log burner and LED floor lighting. A WONDERFULLY WELCOMING OPEN-PLAN DINING KITCHEN, a separate family room with log burner and feature bay window, leading into a LARGE TRIPLE-ASPECT HOME OFFICE.

Heading upstairs, you'll continue to be impressed by the generous proportions, layout and features on offer. Hosting FIVE DOUBLE BEDROOMS- each promising plenty of versatility. Enhanced by a LUXURIOUS FAMILY BATHROOM & TWO EQUALLY STYLISH EN-SUITES. The master bedroom boasts a dressing area, French doors out to a roof-terrace with and INCREDIBLE UNSPOILED OUTLOOK- Ever present for you to watch the changing seasons! The front balcony from bedroom two isn't a bad viewpoint either!

The outdoor space truly sets this property apart. Standing proud on a WONDERFUL 1.29 OF AN ACRE PRIVATE PLOT! Leaving you in a world of your own, whilst offering exceptional enjoyment and endless possibilities for leisure, recreation or simply basking in the unspoiled tranquillity and woodland surroundings.

STEP INSIDE!... to fully appreciate the scale, surroundings and exceptional lifestyle of this outstanding residence!





**INVITING RECEPTION HALL:** 20'0 x 5'10 (6.10m x 1.78m)

**CLOAKROOM:** 7'2 x 4'8 (2.18m x 1.42m)

**GROUND FLOOR W.C 1:** 5'3 x 5'1 (1.60m x 1.55m)

**UTILITY ROOM:** 11'7 x 8'8 (3.53m x 2.64m)
Max measurements provided.

**GENEROUS LIVING ROOM WITH BI-FOLD DOORS:** 27'2 x 18'8 (8.28m x 5.69m)
Max measurements provided.

**INNER HALLWAY:** 36'2 x 6'7 (11.02m x 2.01m)

**SPACIOUS DINING KITCHEN:** 22'3 x 13'5 (6.78m x 4.09m)
Max measurements provided.

**GROUND FLOOR W.C 2:** 7'6 x 6'7 (2.29m x 2.01m)

**FAMILY ROOM WITH BAY-WINDOW:** 16'3 x 16'3 (4.95m x 4.95m)
Max measurements provided into bay-window.

**TRIPLE-ASPECT HOME OFFICE:** 18'9 x 10'11 (5.72m x 3.33m )
Max measurements provided.

**COPIOUS FIRST FLOOR LANDING:** 36'2 x 22'8 (11.02m x 6.91m )

**MASTER BEDROOM WITH DRESSING AREA:** 18'8 x 14'10 (5.69m x 4.52m)

**REAR ROOF TERRACE:**
A magnificent external escape. Filled with personality and tranquility, via a mature tree-line. A view that will never fail to disappoint! With an external double power socket and range of external up/down lights.

**LUXURIOUS EN-SUITE BATHROOM:** 12'10 x 8'6 (3.91m x 2.59m)
Max measurements provided.

**BEDROOM TWO:** 15'6 x 10'7 (4.72m x 3.23m)
Max measurements provided.

**BALCONY:** 4'9 x 2'6 (1.45m x 0.76m)
With a timber frame and glass partitions. Enjoying a wonderful outlook over the highly private frontage, with panoramic tree-lined outlook.

**EN-SUITE BATHROOM:** 10'7 x 8'5 (3.23m x 2.57m)



**BEDROOM THREE:** 16'7 x 14'2 (5.05m x 4.32m)
Max measurements provided into bay-window.

**DRESSING ROOM:** 7'6 x 6'7 (2.29m x 2.01m)

**BEDROOM FOUR:** 13'11 x 11'5 (4.24m x 3.48m)
Max measurements provided.

**STUNNING FOUR-PIECE FAMILY BATHROOM:** 11'1 x 8'6 (3.38m x 2.59m)

**BEDROOM FIVE:** 11'7 x 10'2 (3.53m x 3.10m)

**INTERGAL DOUBLE GARAGE:** 27'3 x 22'7 (8.31m x 6.88m)
Accessed via two roller garage doors. Equipped with power, lighting and great scope to be utilised into further living accommodation. Subject to relevant approvals. There are a vast range of fitted base units with work surfaces over. A wooden staircase leads up to a LARGE BOARDED STORE ROOM. Further boasting great internal scope. Max measurements provided.

**EXTERNALLY:**
This tremendously positioned home lies in a popular village, close to a popular local public house and to main road corridors, onto the A46 and A1. The property lies in a desirable Conservation Area, conveniently connected to Newark Town Centre. Oakdale commands a TREMENDOUS 1.29 OF AN ACRE PRIVATE PLOT. Welcomed by wrought-iron double gates, onto a sweeping gravelled driveway, with turning circle. Boasting ample parking for a vast variety of vehicles, leading down to an integral double garage, with external security light. Surrounded by enormous maturity, with established hedge-rows and trees. There is a lawned formal garden to the side aspect, leading round to a thoughtfully landscaped rear garden. Predominantly gravelled, with a variety of secluded raised decked seating areas and raised plants beds, with a variety of plants and shrubs. There is an outside BBQ, closely set near to the BI-FOLD DOORS in the living room. The MESMERISING TREE-LINED BACKDROP promotes the beautifully tranquil setting. Leaving you in your own world, all year round! The outside truly speaks for itself, layered in maturity and stacked with personality.

**Services:**
Mains water and electricity are all connected. There is a large septic tank. The property also provides gas central heating, via a modern boiler- Installed in the last two years, with (wet) UNDER-FLOOR HEATING to the ground floor and radiators to the first floor. There is uPVC double glazing throughout, an alarm system and panoramic CCTV.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 4,090 Square Ft.**
Measurements are approximate and for guidance only.

**Tenure: Freehold.**
Sold with vacant possession on completion.

**Local Authority:**
Newark & Sherwood District Council.

**Council Tax: Band 'F'**

**EPC: Energy Performance Rating: 'C'**
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Local Information & Amenities:**
The highly desirable village of Winthorpe is conveniently located for ease of access onto the A46, A1 and into Newark-On-Trent. The property is situated on a bus route into Newark. The village also enjoys a range of amenities including a hugely popular (Lord Nelson) Public House, a parish church, primary school and thriving community centre. The village also provides excellent access into the neighbouring and well served village of Collingham, which hosts a range of useful amenities including: Two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. There is a railway service in Collingham, to Lincoln, Newark and Nottingham.

**Viewing Arrangements:**
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.











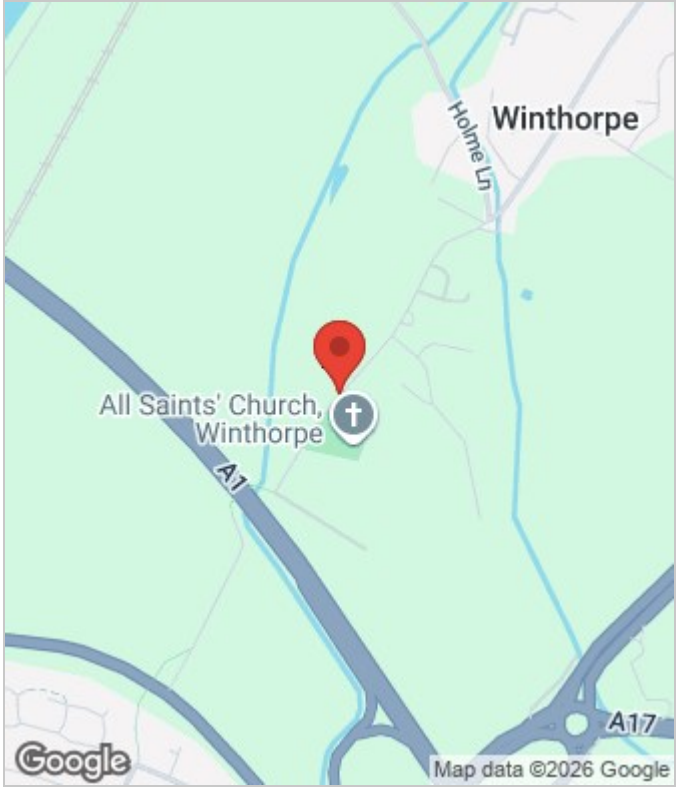
GROUND FLOOR




1ST FLOOR




OLIVER REILLY








## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

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