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FOR SALE

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**GREENBANK, BLEASBY ROAD, THURGARTON,
NOTTINGHAMSHIRE NG14 7FW**

£995,000

(a STUNNING family home in an older shell – quality throughout) "GREENBANK" is an absolutely REMARKABLE FAMILY HOME, the subject of a "cutting edge" programme of refurbishment and re-styling.

The double glazed home offers a versatile lifestyle with extensive space and standing in leafy GROUNDS OF AROUND HALF AN ACRE. The layout provides much appeal with outstanding ground floor space all in impeccable order, alongside two first floor areas off separate staircases. There are five conventional bedrooms, three bathrooms as well as a quite astonishing open plan lounge/dining kitchen with garden room all with SOUTH EASTERLY FACING OUTLOOKS OVER THE GARDEN AND THE TRENT VALLEY BEYOND.

Two thirds of the triple garage have been converted to provide a bright gym / games room or home office suite. The property enjoys a sweeping driveway, security gates with remote release and plenty of off-road parking. All in all, an outstanding family home.

Thurgarton is a thriving village set in the Trent Valley between the main regional centres of Nottingham and Newark on Trent and close to high-grade education at The Minster School in Southwell as well as extensive amenities within Southwell; which also offers a wider range of professional services and sports centre. There is very easy access to Bleasby Primary School as well as the property currently falling within the catchment of The Minster School in Southwell.

Thurgarton offers many of the essentials of 'village life' – a 16th Century Ale House – The Red Lion, serving fabulous beers and food from Award Winning chefs, a cricket pitch within the grounds of Thurgarton Priory and there is a direct road-rail access along the Trent Valley into Nottingham centre. The picturesque Vale of Belvoir is a short drive away with its wonderful Newark is approximately 11.4 miles away and Nottingham approximately 15.6 miles away.

Daily rail services from Thurgarton Railway Station: Newark to London Kings Cross approximately 85 minutes.

GREENBANK, BLEASBY ROAD, THURGARTON, NOTTINGHAMSHIRE NG14 7FW

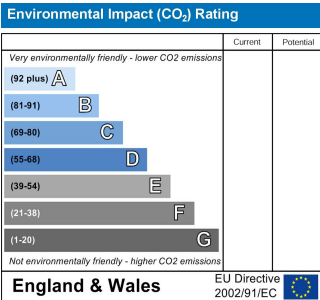
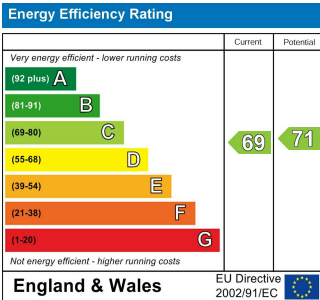


DIRECTIONAL NOTE From Nottingham, travel along the Colwick Loop Road, becoming Nottingham Road, traveling through Burton Joyce and Bulcote, towards the Lowdham Island. Continue straight on, at the Traffic Island (A612/A6097) through Lowdham before turning right onto Bleasby Road, Thurgarton where the property can be found on the left-hand side identifiable by our For Sale board just before the Village Hall on the right. Please continue up the private drive, keeping to the right and park in front of the timber gates before pressing the call button on the intercom system and the gate will be opened for you.

For Sat Nav use Post Code: **NG14 7FW**

Council Tax Band

F



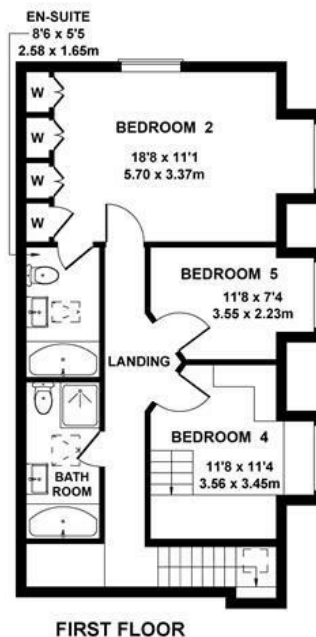
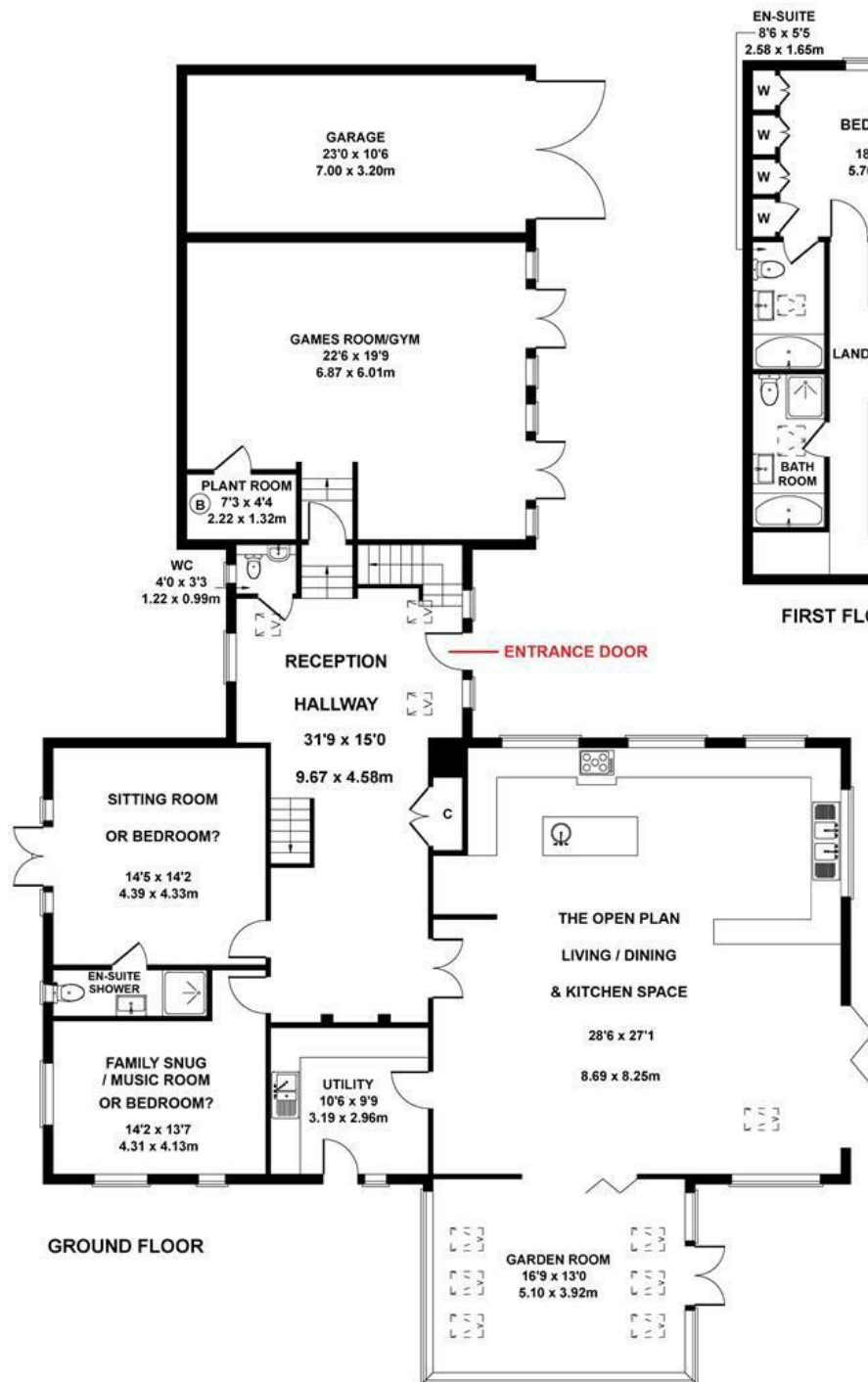
OWNERS' COMMENT - "Greenbank was our family home for over seven years. When we renovated our house we wanted the rooms to flow by mixing the modern with the traditional, keep everywhere light and airy by day whilst still keeping the warm and cosy feel in the evenings. Raising our family here has been a delight.

We have had the opportunity, with the flexible open plan layout of our home, to have had the whole family for Christmases, parties with friends, children's sleepovers and even teenage band practices in the sound-proof music room!

Outside on the decking is ideal for barbeques with great views across the Trent valleys, whilst still being able to watch the children in the gardens below. The gym and games room has been well used by our teenagers but could easily become useful as a different room altogether should you require it.

The village itself has two churches, a local pub, which serves great food and many country walks just on your doorstep. With the village hall only being across the road, it's an ideal opportunity to quickly become part of the community. It hosts a variety of events and clubs ranging from theatre shows, fitness classes to quiz evenings, incorporating all interests and age groups.

Within a short drive (3 miles) or easily accessible and reliable bus journey you can visit the bustling town of Southwell, with its many shops and of course The Southwell Minster. Our home is close enough to utilise all of the amenities, but far enough away to enjoy the benefit of living in a relaxing, peaceful quaint village".



Not to Scale.

For Illustrative Purposes Only.

Approximate Gross Internal Area
4058 sq ft - 377 sq m



BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.



For more details, email sponsorship@hammondpropertyservices.com



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,634 in 2024 for this extremely important Charity.

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

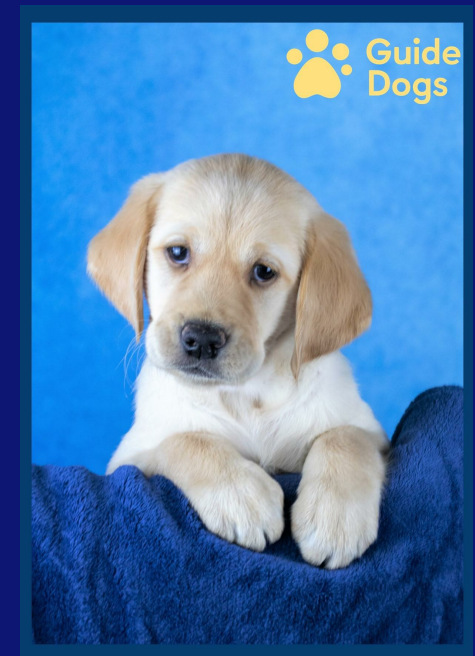
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

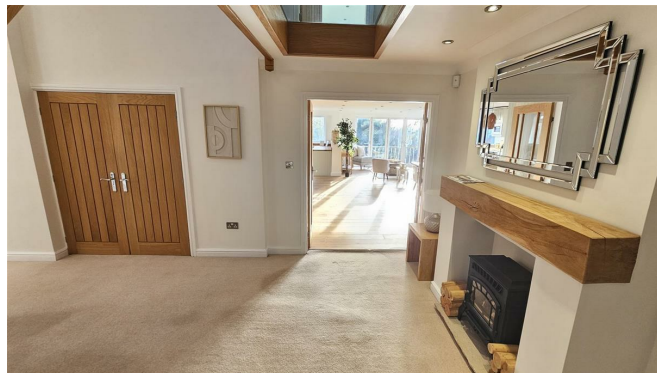
1st October 2025

Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





Hardwood door and glazed side panels lead to:

RECEPTION HALL

31'9 x 15'0 (9.68m x 4.57m)

Beamed open recess and gas stove, radiator, double glazed window, cloaks cupboard, gallery over and two sets of staircases to both first floor areas, six double glazed Velux windows

LIVING / DINING KITCHEN

28'6 x 27'0 (8.69m x 8.23m)

The open plan kitchen area comprises an extensive range of Farrow & Ball painted oak base and wall units together with solid oak work surfaces, double bowl Butlers sink with swan neck mixer tap, part tiled surrounds, Rangemaster cooker with beamed extractor hood over, integrated dishwasher, wine fridge and rack, second inset circular ceramic sink and mixer tap within a central island unit with breakfast bar overhang, solid oak tops and Victorian radiator.





Towel rail, space for an American fridge/freezer, downlighters, four double glazed windows, coved ceiling and oak flooring. The kitchen forms part of an entire living room which has continued oak flooring, TV point, double glazed window, LED downlighters, coving, double glazed Velux windows and fully opening bi-folding doors to the rear deck area. Further bi-folding doors which lead to:





GARDEN ROOM

16'9 x 13'0 (5.11m x 3.96m)

Oak flooring, three radiators, glazing to all three sides, cathedral ceiling, six double glazed Velux windows, LED downlighters, gas stove.

UTILITY ROOM

10'6 x 9'6 (3.20m x 2.90m)

An extensive range of base and wall units together with laminate work surface, one and a half bowl ceramic sink unit with mixer tap, plumbing for washing machine, radiator, double glazed window and door to the gardens, down lighters, oak flooring.

SITTING ROOM / BEDROOM?

14'6 x 14'2 (4.42m x 4.32m)

This room can be optionally used as an extra ground floor bedroom. Double glazed window, French doors which lead to the gardens, radiator, coved ceiling, down lighters, TV point, door to:





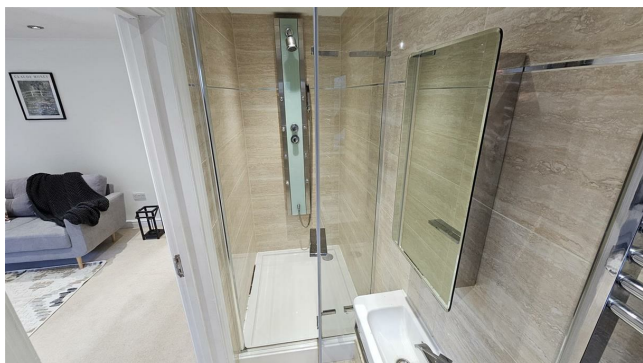
EN-SUITE SHOWER ROOM

Fully tiled shower cubicle with needle jets, tiled walls and floor, wash hand basin, low flush WC, towel heater, double glazed window

FAMILY SNUG / MUSIC ROOM

14'3 x 10'3 (4.34m x 3.12m)

Three double glazed windows, central heating radiator, coved ceiling, downlighters. A sound-insulated room.



BINGHAM'S COMMUNITY ESTATE AGENT

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GAMES ROOM / GYM / HOME OFFICE

22'9 x 19'9 (6.93m x 6.02m)

An impressive room which is accessed from the hall via steps. Part mirrored walls, laminate flooring, coved ceiling, down lighters, two sets of double glazed French doors giving access to the gardens, boiler room off, radiator, electric under floor heating

GALLERIED LANDING

Accessed from the primary staircase (with feature coloured LED lighting) with wooden flooring, a 'walk over' glazed inset, three double glazed windows





MASTER BEDROOM

27'4 x 17'0 (8.33m x 5.18m)

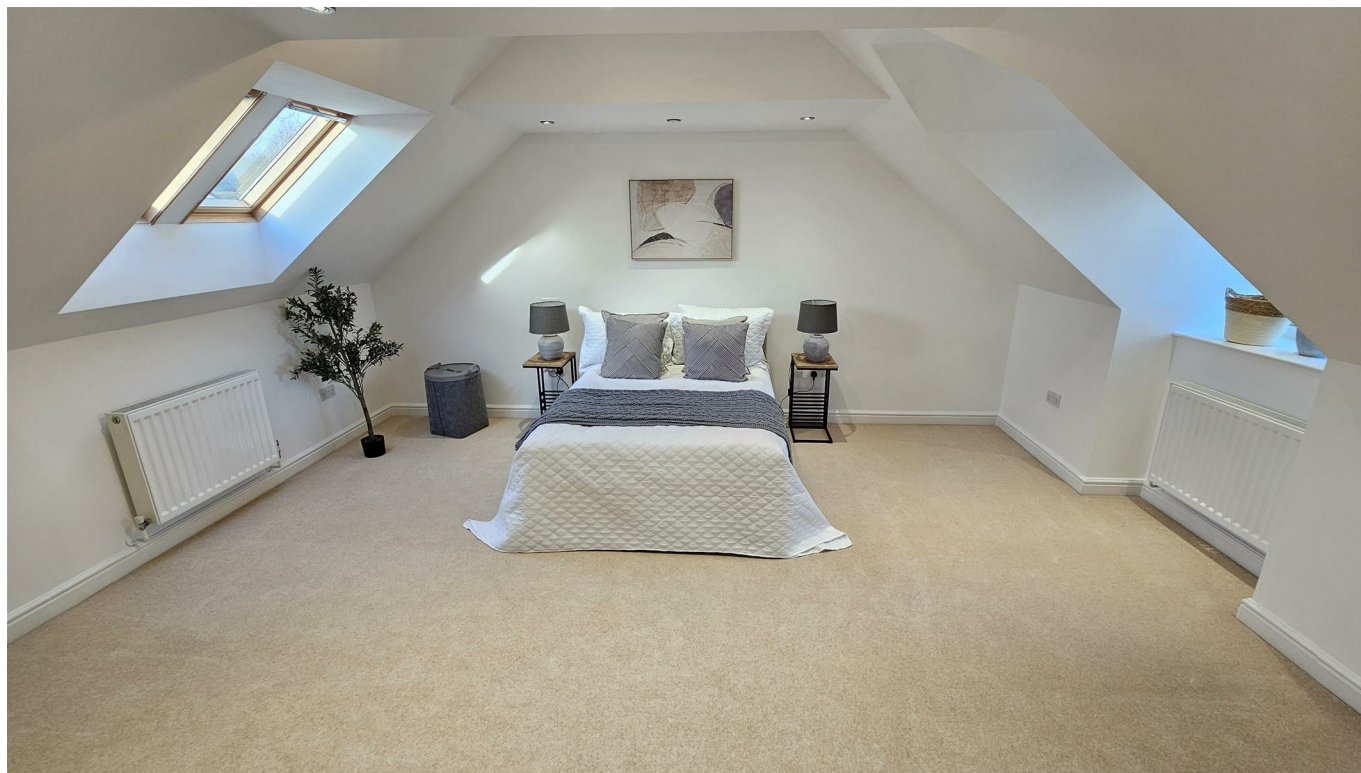
Two double glazed windows, double glazed double doors opening onto a Juliet balcony, four double glazed Velux windows, two radiators, TV point, down lighters, intruder alarm keypad, Telephone point, two walk-in 'his and hers' wardrobes with sensor lighting and sliding doors.

This bedroom offers panoramic views over the village and towards the Trent Valley.

BEDROOM 3

18'0 x 14'6 (5.49m x 4.42m)

Double glazed window, two double glazed Velux windows, radiator, downlighters





BATHROOM

10'2 x 8'0 (3.10m x 2.44m)

Comprising free standing bath with pedestal tap and shower handset, shower enclosure, twin wash hand basin in oak modular base unit, low flush WC, heated towel rail, tiled floor, downlighters, double glazed frosted window, recessed T.V.

FIRST FLOOR LANDING

back to the hallway, with stairs rising to the first floor with an oak balustrade.

BEDROOM 4

11'8 x 11'4 (3.56m x 3.45m)

Double glazed window to the front, radiator, down lighters, a range of high quality oak furniture to include desktop, chest of drawers and a built-in raised bed with steps up and storage and seating area below, TV point.





BEDROOM 2

18'9 x 11'0 (5.72m x 3.35m)

Dual aspect double glazed windows, radiator, down lighters, extensive built-in wardrobes, door to:

EN-SUITE BATHROOM

8'6 x 5'6 (2.59m x 1.68m)

White suite comprising panelled bath with shower mixer over, wash hand basin, low flush WC, vertical radiator, part tiled walls, tiled floor, double glazed Velux window



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BEDROOM 5

11'8 x 7'4 (3.56m x 2.24m)

Double glazed windows to the front, radiator, TV point, down lighters

BATHROOM

9'6 x 5'3 (2.90m x 1.60m)

White suite comprising tiled bath with shower mixer, shower cubicle, wash hand basin, low flush WC, part tiled walls, tiled floor, vertical radiator, inset mirror, double glazed Velux window, down lighters





OUTSIDE - APPROACH

Electric gates lead to a substantial tarmac drive with ample parking and turning area and a single garage with electric door (23'0 x 10'6). There are extensive established grounds predominantly laid to lawn with mature hedgerow and trees.

OUTSIDE - FRONT & SIDE

The grounds extend to around 1/2 an acre and wrap around the whole house. Immediately to the front of the house, there is an extensive raised decked platform with balustrading – ideal for al fresco dining, outside wall lights and external weatherproof socket outlets. There are wonderful south-easterly facing views – perfect for those balmy summer evenings and sunsets.



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Steve Pritchett

Please contact us for a FREE discussion on our services

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A comprehensive colour brochure will be available for prospective tenants.

Please call **Denise Campbell** on **01949 87 86 90**





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Impressed by the quality of this brochure?

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Please call this office on **01949 87 86 85** to arrange a suitable time for us to call out and to discuss what we do and how we do it!