



## RYEDALE HOUSE 51A THE ROPEWALK SOUTHWELL, NG25 0AL

£1,150,000  
FREEHOLD

A newly built detached family home occupying an enviable position set within the heart of the extremely popular town of Southwell. The property has been constructed to a luxurious standard throughout blending the highest quality materials, lavish fittings, and a meticulous attention to detail to create what we believe to be one of the most desirable properties to come to the market in recent years. Additional features on offer with this high tech property include underfloor heating, a fully wired Home Network system throughout the property and excellent WIFI for any buyers wishing to work from home. Boasting extensive accommodation extending to in excess of 3500 SQFT in all, the property caters perfectly for a growing family wanting 21st century living, benefiting from large open plan entertainment spaces, an abundance of natural light and gives a huge level of flexibility to any potential buyer, with all the advantages that a bespoke smart home has to offer. Commanding a private position and electrically gated entrance, the property gives seclusion from the outside world but is just a few moments' walk from the town centre which plays host to a wide range of amenities to include shops, cafes and a number of restaurants. The extremely desirable Minster School is also a big pull to the area along with excellent transport links by both road and rail.

Oozing luxury from the moment you walk through the door this property is something that you must view to appreciate the unrivalled quality and scope of accommodation that is on offer.

Kendra  
Jacob

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# RYEDALE HOUSE 51A THE

- Newly built detached family home in the heart of Southwell.
- Over 3,500 SQFT of high-spec, flexible accommodation.
- Five double bedrooms, including principal suite with en suite.
- Open plan living kitchen with bi-fold doors and media wall.
- Snug and potential self-contained garage space.
- Underfloor heating and smart home system.
- Double garage with electric door and ample driveway parking.
- Private gated position with mature gardens and patios.
- Short walk to town centre, shops, cafes, and Minster School.
- Excellent road and rail links to Nottingham, Newark, Lincoln, and London.



## ENTRANCE HALL

The well-appointed accommodation briefly comprises of a welcoming and spacious entrance hall which sees built in storage, stairs raising to the first floor and double doors which flow to ground floor living space.

## OPEN PLAN KITCHEN/LIVING/DINING ROOM

The heart of the truly stunning home is the sprawling open plan living kitchen which gives both seating and dining areas and provides the ideal place to entertain guest all year round, three sets of bi folding doors really do flood the room with light and give a true sense of bringing the outside in to both the front and rear elevations. A built-in media wall and fully fitted surround sound system makes this room also the perfect space to relax and unwind. A beautifully appointed kitchen is a dream for the budding cooks amongst us, fitted with an extensive range of base and wall units, with ample worktop, large central breakfast island, a range of built in Neff appliances and Quooker tap.

## SNUG

The ground floor also sees a snug which could double as a playroom or an office for anyone wishing to work from home.

## UTILITY ROOM / WET ROOM

Off the kitchen is a well-equipped utility room, with a rear personnel door and spacious walk in wet room.

## DOUBLE GARAGE

For any buyer wishing to create a separate living space for dependant relative or teenage offspring this would be a

fantastic opportunity with the adjacent double garage, which is already fully tiled, has underfloor heating and is up to the same standard of finished as the main house.

## FIRST FLOOR LANDING

A bespoke hand built oak and aluminium staircase raises to the first elevation with leads to a total of five well-proportioned double bedrooms in all.

## PRINCIPAL SUITE

The principal suite boasts extensive built in storage and a lavish fitted en suite bathroom with a double walk-in shower.

## BEDROOM TWO AND THREE

Bedrooms two and three would provide the ideal guest suites with built in wardrobes and en suite facilities, with a feature free standing bath to bedroom two and double shower to bedroom three.

## BEDROOM FOUR AND FIVE

A further two double bedrooms give views to the front elevation with have further built in storage and a Jack and Jill bathroom suite.

## SECOND FLOOR

The second floor is fully fitted and is currently used as an expansive storage area divided into two separate rooms.

## EXTERNAL

The property is accessed via an electrically gated entrance with intercom system, which opens on to a long driveway flanked by lighting that leads to the house, where there is parking for a number of vehicles. The gardens are mainly

laid to lawn, with well-established borders complete with mature planting and trees giving extra privacy to this already secluded home, and patio areas ideal for al fresco dining and entertaining family and friends.

The property benefits from a double garage, complete with electric garage door and internal power. There is ample parking for anyone wishing to park a caravan or larger vehicle at home.

The hot tub would be available to purchase under separate negotiation.

#### LOCATION

The property sits and just a few moments' walk to the popular Lowes Wong School and Burgage and Minster within the centre of Southwell. 51A The Ropewalk is well placed for Nottingham, Newark-on-Trent, and Lincoln, with Southwell itself offering excellent retail amenities, professional services, and highly regarded schools, alongside a wide variety of social and cultural opportunities centred around the sports centre. Newark provides further amenities, including a large Waitrose, direct access to the A1, and a fast rail service to London King's Cross in approximately 85 minutes.

## RYEDALE HOUSE 51A THE





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## ADDITIONAL INFORMATION

**Local Authority** – Newark And Sherwood  
Newark And Sherwood

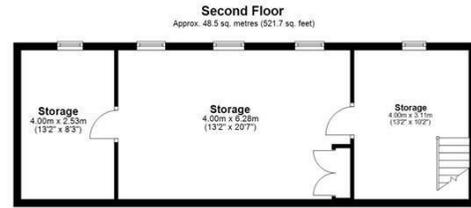
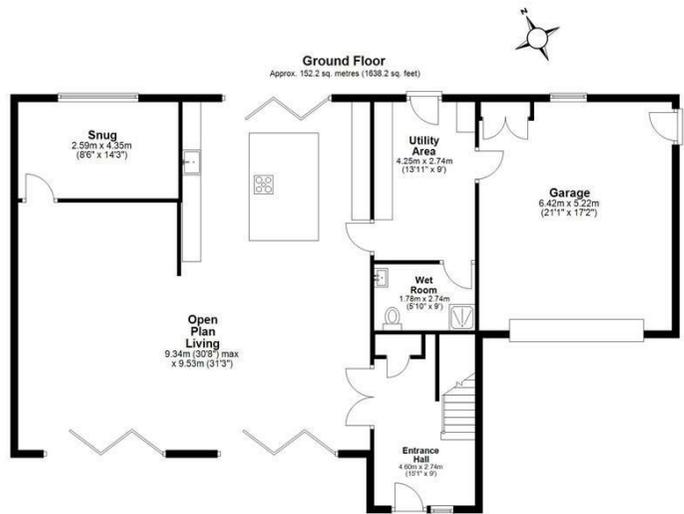
**Council Tax** – Band G

**Viewings** – By Appointment Only

**Floor Area** – 3326.08 sq ft

**Tenure** – Freehold





Total area: approx. 340.2 sq. metres (3661.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</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>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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