





- Modern Country Home
- Approx 2 Acres Plot (STS)
- Four Double Bedrooms
- 4 Reception Rooms
- Bespoke Breakfast Kitchen
- Mature, Private & Landscaped Gardens
- Garage, Extension Driveway Parking
- Easy Access To The A46 & Rail Services To London Kings Cross

Chestnut House, Newark Road, Norton Disney, LN6 9JS
Guide Price £699,950

STARKEY & BROWN
YOUR LOCAL PROPERTY PEOPLE

Enjoying an attractive rural setting on the outskirts of the sought-after village of Norton Disney, Chestnut House is an impressive detached family home coming with an additional 2 acres of land. Occupying a delightful position with open fields providing a picturesque backdrop, this substantial home combines the space and practicality required for modern family living with the appeal of a peaceful countryside lifestyle. The property has been thoughtfully maintained and offers well-balanced accommodation extending to four double bedrooms and four reception rooms, making it ideally suited to growing families, those working from home or anyone seeking additional space for entertaining.

The ground floor is particularly well appointed, with a welcoming reception hallway leading to a spacious sitting room featuring a log-burning stove, alongside a separate dining room, family room and dedicated home office. The dining room connects conveniently with the breakfast kitchen, which is fitted with an attractive bespoke range of cabinetry, a central island and breakfast bar, together with integrated appliances and ample storage. A separate utility room and ground floor cloakroom complete the ground floor accommodation.

To the first floor, there are four generously proportioned double bedrooms, with the principal bedroom enjoying the additional benefit of a separate dressing room and a luxurious four-piece en-suite bathroom. The remaining bedrooms are served by an equally impressive four-piece family bathroom, finished with a freestanding bath, twin vanity basins and a separate shower enclosure.

Externally, Chestnut House continues to impress, with a generous gravelled driveway providing extensive off-road parking and access to the double garage. The mature gardens wrap around the property, offering a number of attractive seating areas, established planting and a good degree of privacy. The combination of lawned gardens, landscaped borders and paved entertaining spaces creates a wonderful setting in which to enjoy the surrounding countryside. Most recently, the vendors purchased additional land directly attached to the north of the property, increasing the total plot size to approximately 2 acres. The land is ideal for various uses, subject to necessary planning permissions and construction works.

Norton Disney is a charming rural village situated approximately 13 miles south of the historic cathedral city of Lincoln and around 9 miles from the historic market town of Newark. Offering an attractive countryside setting whilst remaining conveniently positioned for access to larger towns and cities, the village is well placed for those seeking a balance between rural living and everyday convenience. The village itself has a traditional community atmosphere, with a local public house and church, whilst the neighbouring village of Bassingham provides a further range of everyday amenities and local services. A wider selection of shops, supermarkets, restaurants, leisure facilities and schooling can be found in Newark and Lincoln.

For commuters, the property benefits from convenient access to the A46 and A1, providing connections throughout Lincolnshire and beyond. Newark also offers mainline railway services to London King's Cross, making the area a practical choice for those requiring access to London and other major cities.

Council tax band: F. Freehold.



Entrance Hall
A welcoming and particularly spacious reception hallway, entered via a double-glazed entrance door with adjoining side windows. Featuring a staircase rising to the first floor, useful understairs storage cupboard, two radiators with decorative covers and coved ceiling.

Sitting Room
15' 11" x 12' 6" (4.85m x 3.81m)
A well-proportioned reception room enjoying views across the surrounding countryside from the front-facing window. The focal point is a charming log-burning stove set within a tiled alcove with matching hearth, complemented by a radiator and coved ceiling.

Dining Room
15' 4" x 9' 9" (4.67m x 2.97m)
A spacious and versatile formal dining area, with double doors opening directly onto the paved rear garden and enjoying attractive countryside views. The room connects conveniently with the breakfast kitchen and also benefits from double doors leading through to the Garden Room, creating an excellent arrangement for both everyday living and entertaining.

Garden Room
12' 6" x 11' 4" (3.81m x 3.45m)
A further well-proportioned reception room with a window overlooking the rear aspect and double doors opening onto the main side garden. Finished with a radiator and coved ceiling.

Study/Home Office
10' 8" x 10' 1" (3.25m x 3.07m)
A useful and versatile additional reception room, ideally suited to home working, with a front-facing window, radiator and coved ceiling.

Breakfast Kitchen
17' 7" x 12' 8" (5.36m x 3.86m)
A particularly attractive and well-appointed shaker style kitchen, fitted with a bespoke range of wall and base units complemented by composite work surfaces and an inset double sink with mixer tap. Integrated appliances include a dishwasher, fridge, freezer and microwave, with space for a five-ring Britannia gas range cooker and extractor hood above. A substantial bank of full-height storage cupboards provides excellent additional storage, whilst a central island with breakfast bar and solid oak work surface creates a natural focal point for the room. Two rear-facing windows enjoy pleasant countryside views, with ceiling spotlights, vinyl tiled flooring and a modern slimline radiator completing the accommodation.

Utility Room
12' 8" x 5' 10" (3.86m x 1.78m)
Fitted with a further range of wall and base units with work surfaces and an inset sink. There is space and plumbing for a washing machine and tumble dryer, together with a stable-style door providing access to the rear garden. Additional features include a skylight, radiator, extractor fan, vinyl tiled flooring and an internal door leading through to the garage.

Downstairs WC
Fitted with a white suite comprising a pedestal wash hand basin and low-level WC, together with a built-in storage cupboard, tiled flooring, partially tiled walls, radiator, and extractor fan.

First Floor Landing
With ceiling spotlights, a radiator, and a useful storage cupboard housing the hot water cylinder.

Master Bedroom
14' 4" x 12' 6" (4.37m x 3.81m)
A generous double bedroom with a front-facing window, built-in wardrobes, a radiator, and a coved ceiling. The room benefits from its own separate dressing room and en-suite bathroom.

Dressing Room
8' 0" x 6' 0" (2.44m x 1.83m)
A useful adjoining dressing room with a side-facing window, ceiling spotlights, and a walk-in wardrobe incorporating hanging and shelving facilities.

En-Suite Bathroom
12' 6" x 6' 6" (3.81m x 1.98m)
A luxurious four-piece suite comprising a large shower enclosure, panelled bath with mixer shower taps, circular wash hand basin set within a vanity unit with marble work surface, and a close-coupled WC. Further features include a rear-facing window and a chrome heated towel radiator.

Bedroom 2
17' 8" x 12' 8" (5.38m x 3.86m)
An exceptionally spacious double bedroom with two rear-facing windows enjoying attractive views across the surrounding countryside. Further features include built-in wardrobes, a radiator, and a coved ceiling.

Bedroom 3
14' 7" x 10' 7" (4.44m x 3.22m)
A further generous double bedroom with a front-facing window, radiator, and ceiling spotlights.

Bedroom 4
10' 1" x 9' 11" (3.07m x 3.02m)
A well-proportioned fourth double bedroom with a front-facing window, radiator, and coved ceiling.

Family Bathroom
12' 8" x 9' 9" (3.86m x 2.97m)
An impressive four-piece family bathroom, fitted with a freestanding bath with a central waterfall mixer tap, a corner shower unit, twin wash hand basins with waterfall taps set into a vanity unit, and a WC. The room also benefits from a rear-facing window, a chrome heated towel radiator, a useful storage cupboard, ceiling spotlights, and partially tiled walls.

Garage
19' 9" maximum or 13'5 minimum x 17' 10" (6.02m x 5.43m)
A substantial garage with two double doors opening onto the front driveway. The garage benefits from power and lighting, together with the oil-fired central heating boiler a uPVC double glazed window to the rear aspect and wall mounted consumer unit.

Gardens
The property occupies an attractive plot with mature, established gardens extending around the house and enjoying a pleasant degree of privacy. Access to the front is via a large five-bar timber gate, opening onto a generous gravelled driveway which provides extensive off-road parking and access to the garage. The side garden is predominantly laid to lawn, complemented by an attractive variety of established plants, shrubs and trees. There are several seating areas positioned around the gardens, providing excellent opportunities to enjoy the surrounding countryside and outdoor entertaining. To the rear, the garden has been landscaped to incorporate a paved seating area, raised planting beds, storage shed and log store.

Additional Land
An additional 2 acres (sts) located immediately to the north of the rear garden were purchased from a local farmer in 2023 and cold-water tap.

Services
Main electricity is connected. Drainage is via a double septic tank (serviced in 2026). Oil-fired central heating system (Oil Boiler New in 2025; oil tank holds 1,400 L).







STARKEY & BROWN

YOUR LOCAL PROPERTY PEOPLE





STARKEY & BROWN
YOUR LOCAL PROPERTY PEOPLE











STARKEY & BROWN

YOUR LOCAL PROPERTY PEOPLE











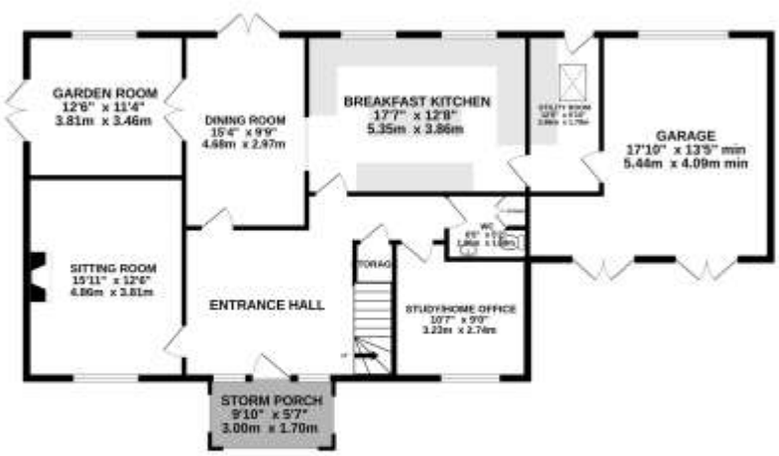

STARKEY & BROWN
YOUR LOCAL PROPERTY PEOPLE



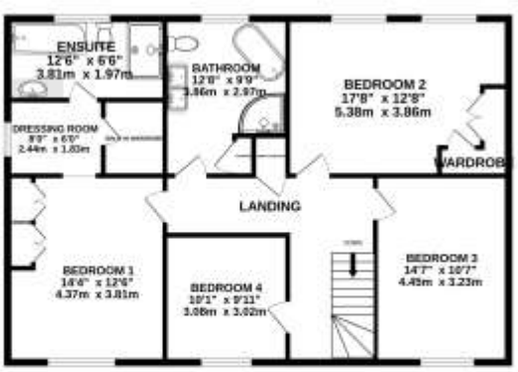




GROUND FLOOR
1425 sq.ft. (132.4 sq.m.) approx.



1ST FLOOR
1087 sq.ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA : 2512 sq.ft. (233.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk

www.starkeyandbrown.co.uk

STARKEY & BROWN
YOUR LOCAL PROPERTY PEOPLE