

Hampton Lodge, 3 Grays Court, Farndon, Newark, Nottinghamshire, NG24 3UD

Asking Price £795,000

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RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

Exceptionally spacious and well planned Hampton Lodge provides five bedroomed accommodation, triple garage, games room, spacious family sized living accommodation including kitchen, lounge, breakfast room, sitting room, dining room and study. Master and guest bedrooms are en suite. The games room is separately accessed with a back staircase and connecting doors to the main accommodation. Externally the grounds extend to 0.281 acre with south facing patio areas, a walled boundary and a "Cabin Master" garden room. The property stands in a courtyard environment within the Farndon village conservation area.

The principal rooms are south facing, the accommodation light and airy throughout. There is a practical design which flows from the entrance hall, cloakroom, family room and study, through to a dining room with centre opening doors to the garden room, and connecting centre opening doors to the 23ft lounge. The kitchen with bay window is fitted with quality units, granite working surfaces, Neff and Miele appliances including a Quooker tap. Waste disposal, fridge freezer, steam oven etc. The breakfast room also south facing incorporates a bay with French doors. The sitting room features a vaulted ceiling. The sitting room and garden room have wet system underfloor heating.

The first floor provides a galleried landing, master and guest bedrooms ensuite, bedrooms three, four and five and the family bathroom. The three car garage has electric remote doors. The games room ideal for entertaining, home office provides very useful additional space.

Externally the 'Cabin Master' garden room, installed 2020, is insulated and power connected.

The village of Farndon is just 2.5 miles from Newark Town Centre and only 3 miles from Newark Northgate station, with train services to London King's Cross and journey times of just over 1 hour 20 minutes. The property is situated just a short distance from village amenities. The village has a lovely riverside area with marina, nature reserve and pleasant walks for all to enjoy. There is a village cricket ground with an impressive pavilion also hosting football teams. Farndon is situated on the west side of Newark with access to the A46 dual carriageway and quick journey times to Nottingham and Leicester.

The property was built originally circa 1995 with extensions 2010. Windows are hardwood framed double glazed and the property has been recently redecorated externally. Central heating is gas fired.

The following accommodation is provided:

GROUND FLOOR

ENCLOSED FRONT PORCH



RECEPTION HALL
21'5 x 8'4 (6.53m x 2.54m)



Including the staircase area. Double panelled radiator, built-in cloaks cupboard.



CLOAKROOM
With pedestal basin, low suite WC, radiator and marble tiled floor.

FAMILY ROOM
18'6 x 11'2 (5.64m x 3.40m)



A pleasant day room, reading room or Television room. Radiator.

STUDY
12'4 x 8'5 (3.76m x 2.57m)



With double panelled radiator.

DINING ROOM
12' x 11' (3.66m x 3.35m)



With centre opening doors to the garden room, radiator, and also centre opening doors to the lounge.

LOUNGE
23'9 x 13'2 (7.24m x 4.01m)



Fireplace with living flame gas fire, bifold doors to the garden room, two double panelled radiators.



KITCHEN
18'4 x 13'3 (5.59m x 4.04m)
(Measured into the bay window)



Extensive range of wall cupboards and base units with granite working surfaces, incorporating a one and a half sink unit, mixer and Quooker taps. Appliances include Neff electric hob, Miele combination steam oven, Miele oven and large Miele warming drawer. Miele coffee machine, Miele oven, Miele microwave and Liebherr tall combined fridge freezer and wine storage. Also incorporated is a Schock sink unit and waste disposal. There is a kick heater and tiled floor.



UTILITY ROOM
9'8 x 5'8 (2.95m x 1.73m)
Wall units, base cupboards, working surfaces incorporating a stainless steel sink unit. Space for a washing machine and tumble dryer. Worcester Bosch gas condensing boiler. Rear entrance, radiator and tiled floor.

BREAKFAST ROOM
14'2 x 12'8 (4.32m x 3.86m)



(Measured into the bay window)

Laminate floor, halogen lighting, centre opening doors to the dining room and French doors to the garden. There are two Velux roof lights and the breakfast room is open plan with the sitting room, incorporating wet system underfloor heating.

SITTING ROOM
16'6 x 12' (5.03m x 3.66m)



(Measured into the bay window)

Vaulted ceiling, built-in broom cupboard and bifold doors through to the lounge.



FIRST FLOOR
The impressive staircase divides in two ways from the entrance hall rising to a galleried landing.

GALLERIED LANDING
21'7 x 8'5 (6.58m x 2.57m)
Main smoke alarm system, radiator.

BEDROOM ONE
18'5 x 14'2 (5.61m x 4.32m)



Fitted Hammonds units comprising wardrobes, dressing table and bedside tables, radiator.

EN SUITE
11' x 7'7 (3.35m x 2.31m)
With bath, shower attachment, pedestal basin, low suite WC, bidet and half tiled walls. Heated towel rail, Aqualisa 4ft wide shower cabinet with gravity fed Aqualisa electric shower unit.

BEDROOM TWO
11'2 x 10'5 (3.40m x 3.18m)



Walk-in wardrobe and connecting door to the games room. Radiator.

BATHROOM
10' x 9'6 (3.05m x 2.90m)
Corner bath, Mira electric shower cubicle with sliding doors, radiator. Low suite WC, bidet, pedestal basin, half tiled walls, heated towel rail.

BEDROOM THREE
13'3 x 9'3 (4.04m x 2.82m)



With radiator.

Recess with airing cupboard and hatch to the roof space.

BEDROOM FOUR
13'4 x 9'9 (4.06m x 2.97m)



With radiator.

ENSUITE
4ft wide shower with Aqualisa Airstream shower and Showerlux screen, pedestal basin, low suite WC.

BEDROOM FIVE
12'3 x 11'3 (3.73m x 3.43m)



With radiator.

A ground floor lobby with door accessed from the family room provides a separate staircase to the games room. and access to the garage.

GAMES ROOM
28'1 x 18'6 (8.56m x 5.64m)



Vaulted ceiling, gable window, wardrobe, hatch to roof space, two double panelled radiators. Connecting door to bedroom two.

INTEGRAL GARAGE
28' x 18'1 (8.53m x 5.51m)
Three electric remote doors, fluorescent lighting, four double power points, personal door, electric board and water tap.

WC off with wash basin, low suite WC and ceramic tiled floor.

OUTSIDE



There are brick built entrance pillars and a block paved driveway. Gravelled side area with parking space and external power point.

The grounds surrounding the property are very well maintained. Iron gates give access to a bin storage area and garden shed. There is a side gate, Holly and Hawthorn hedging on the east boundary, and a paved drying area. The property has a front lawn, Red Berry, Acacia and Magnolia trees. The south boundary of the property is walled. There is an extensive paved patio across the rear of the house and easily maintainable grassed areas.

GARDEN ROOM (CABIN MASTER)

12'11 x 8'11 (3.94m x 2.72m)



Erected 2020. Insulated walls, patio doors and power connected.

















SERVICES
Mains water, electricity, gas and drainage are all connected to the property.

TENURE
The property is freehold. The private road access is subject to shared maintenance.

POSSESSION
Vacant possession will be given on completion.

MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING
Strictly by appointment with the selling agents.

COUNCIL TAX
The property comes under Newark & Sherwood District Council Tax Band G.

Ground Floor

Approx. 170.3 sq. metres (1833.1 sq. feet)



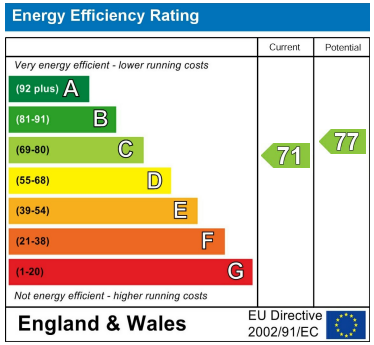
First Floor

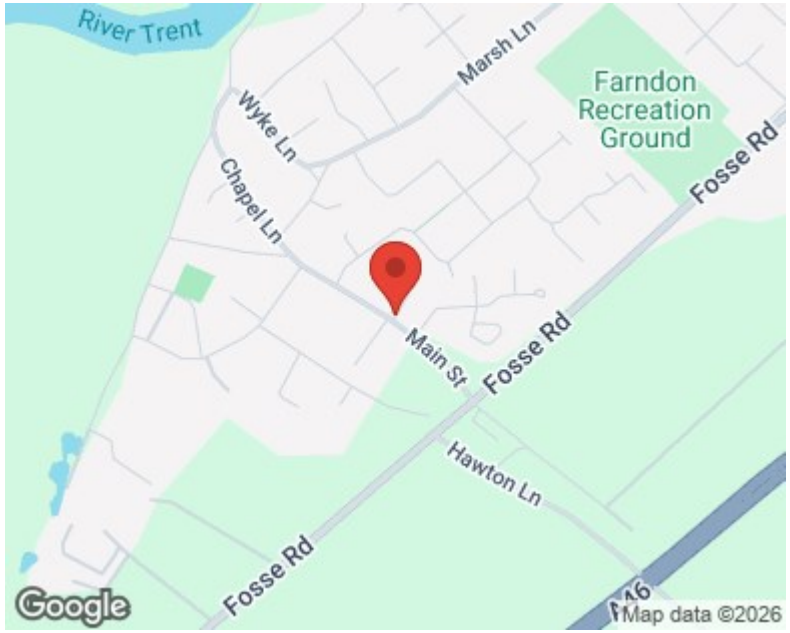
Approx. 165.3 sq. metres (1779.0 sq. feet)



Total area: approx. 335.6 sq. metres (3612.1 sq. feet)







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RICS
The Property Ombudsman

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