

ROUNDWOOD HOUSE



BLENHEIM



A PEACEFUL HAVEN, TUCKED
AWAY ON A SIZEABLE PLOT OF
APPROXIMATELY 1.6 ACRES WITH
WONDERFUL GROUNDS THAT ARE
BORDERED BY WOODLAND.

This generously proportioned three bedroomed detached residence is well suited for family living and has the benefit of a self-contained one bedroomed annexe, offering fantastic flexibility.





Roundwood House is nestled within lovely surroundings at the end of a long access road, adding tranquility and exclusivity to this beautiful home.

Sitting to the front of the property is a large field that could be used in various ways and is popular with wildlife. There is a substantial block paved driveway providing parking for several vehicles and multiple outbuildings that are great for storage, such as two garages (one of which is a double), an office, a workshop and a pleasant sun room.

Landscaped lawns and a sizeable stone flagged seating terrace sit to the rear of the home, which are perfect for enjoying the quiet environment, entertaining family and friends, or outdoor dining. Occupying a higher position above the gardens and accessed from the seating terrace is a tiled-effect outdoor heated swimming pool that has additional space for seating.

Across the ground floor are three reception rooms, including an exceptionally spacious lounge featuring a multi-fuel stove and a conservatory that overlooks the gardens and woodland beyond. The heart of the home is the breakfast kitchen, which is well-appointed with a range of appliances and adjoins a fabulous dining room through double doors. Three of the bedrooms are located on the first floor of the main house, along with a large jack-and-jill bathroom, and the other bedroom forms part of the self-contained annexe that has its own modern shower room. There is also scope to create an additional bedroom within the main house, should it be required.

Thorpe Salvin is a charming village that is surrounded by countryside and has a public house, a church and historic ruins of a former hall. Close by is the village of Harthill, offering amenities such as a bakery, fruit and vegetables shop and a highly-rated public house, The Beehive. A short drive takes you to Worksop where shops, public houses, supermarkets and cafes can be found. Additionally, the property is conveniently positioned for access to Bassetlaw Hospital and Shireoaks train station which provides links to Manchester, Leeds, York and Liverpool. The M1 motorway can be accessed easily for road links to the surrounding cities, whilst a short walk from the property takes you to open countryside with a range of walking trails.

The property briefly comprises of on the ground floor: Entrance hall, lounge, conservatory, dining room, breakfast kitchen, storage cupboard and WC.

On the first floor: Landing, principal bedroom, jack-and-jill bathroom, bedroom 2, linen cupboard and bedroom 3.

Annexe: Kitchen, bedroom, shower room and storage cupboard.

Outbuildings: Single garage, store, sun room, detached double garage, office and workshop.

GROUND FLOOR

Double oak doors with decorative double glazed panels open to the entrance hall.

Entrance Hall

Extending a warm welcome to the home with a coved ceiling, wall mounted light points, central heating radiator, telephone point and timber effect flooring. Oak doors with obscured glazed panels open to the lounge and dining room.

Lounge

25'9 x 12'10 (7.84m x 3.90m)

A beautifully spacious reception room with front facing UPVC double glazed windows, a side facing UPVC double glazed panel, coved ceiling and flush light points. Also having central heating radiators, TV/aerial cabling and timber effect flooring. The focal point of the room is the Ecoboiler multi-fuel stove with a tiled feature surround and a slate hearth. Double timber doors with glazed panels and matching side panels open to the conservatory.

Conservatory

20'0 x 7'5 (6.10m x 2.25m)

Having a UPVC double glazed roof, rear and side facing UPVC double glazed windows, wall mounted light point, central heating radiators and timber effect flooring. Double UPVC doors with double glazed panels open to the rear of the property.

Dining Room

13'10 x 12'11 (4.22m x 3.93m)

A superb dining room with front facing UPVC double glazed windows, coved ceiling, flush light point, central heating radiator, TV/aerial point and timber effect flooring. Double oak doors with glazed panels opens to the breakfast kitchen.

Breakfast Kitchen

22'6 x 11'6 (6.87m x 3.51m)

A contemporary breakfast kitchen with lovely views over the gardens. Having rear facing UPVC double glazed windows, coved ceiling, recessed lighting and under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, under-counter and plinth lighting and a Belfast sink with an extendable chrome mixer tap. The work surface extends to provide breakfast seating for two chairs. The appliances are integrated and include a Hotpoint four-ring induction hob with an extractor hood above, three Lamona fan assisted ovens, a Beko dishwasher and a wine cooler. There is space/provision for an American style fridge/freezer. Oak doors open to the storage cupboard and WC. An oak stable-style door with an obscured double glazed panel also opens to the side passageway.

Storage Cupboard

Having a fitted shelf and cloaks hanging.

WC

Having a side facing timber glazed window, flush light point, partially tiled walls and a chrome heated towel rail. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

From the entrance hall, a staircase with a timber hand rail and balustrading rises to the first floor.



LOUNGE



CONSERVATORY



BREAKFAST KITCHEN



BREAKFAST KITCHEN



LOUNGE



CONSERVATORY



BREAKFAST KITCHEN



DINING ROOM

FIRST FLOOR

Landing

Having a front facing UPVC double glazed window, coved ceiling, wall mounted light points, central heating radiator and timber effect flooring. Oak doors open to the principal bedroom, bedroom 2, linen cupboard, jack-and-jill bathroom and bedroom 3. Access can also be gained to the loft.

Principal Bedroom

25'9 x 12'10 (7.85m x 3.90m)

An exceptionally spacious bedroom with front and rear facing UPVC double glazed windows, coved ceiling, recessed lighting, central heating radiators and timber effect flooring. A range of fitted furniture incorporates long hanging and a vanity table with drawers. An oak door opens to the jack-and-jill bathroom.

Jack-and-Jill Bathroom

Having rear facing UPVC double glazed obscured windows, coved ceiling, recessed lighting, two extractor fans, fully tiled walls and a chrome heated towel rail. A Doulton suite in white comprises of a low-level WC, a bidet with a chrome mixer tap and a vanity unit, incorporating an inset wash hand basin with a chrome mixer tap, a tiled work surface and storage beneath. Also having an inset bath with a tiled surround and traditional chrome taps. There is a large shower enclosure with steam/sauna function, a rain head shower, two additional hand shower facilities, two sets of body jets, feature lighting, speakers and a glazed screen/door. Oak doors open to the principal bedroom and landing.

From the landing, an oak door opens to bedroom 2.

Bedroom 2

13'6 x 13'5 (4.11m x 4.10m)

A well-proportioned double bedroom with a front facing UPVC double glazed window, coved ceiling, flush light point, central heating radiator and timber effect flooring. There is a range of fitted furniture, incorporating short hanging and shelving.

Linen Cupboard

Having shelving and a central heating radiator.

Bedroom 3

11'11 x 7'7 (3.64m x 2.32m)

Having a rear facing UPVC double glazed window, coved ceiling, flush light point, central heating radiator and timber effect flooring. There is a range of fitted furniture to one wall, incorporating short/long hanging and shelving.



LANDING



BEDROOM 3



MASTER BEDROOM



JACK-AND-JILL BATHROOM



BEDROOM 2



JACK-AND-JILL BATHROOM



VIEW



KITCHEN (ANNEXE)



BEDROOM (ANNEXE)



BEDROOM (ANNEXE)



SHOWER ROOM (ANNEXE)

EXTERIOR & GARDENS

From Worksop Road, an access road, that is owned by Roundwood House and is shared with two other properties, provides access to the property. To the front of the property, is an extensive block paved driveway that provides parking for several vehicles and has exterior lighting and rockery borders with mature shrubs, trees and an ornate lamppost. To one side of the driveway is the oil tank and access can be gained to the single garage, annexe bedroom, side passageway and detached double garage. The main entrance door is set beneath a covered canopy that has a composite decked terrace beneath with an external power point and feature lighting.

Single Garage

19'7 x 12'3 (5.98m x 3.74m)

Having an electric roller shutter door, roof lights, light and power. Timber doors open to the store and sun room.

Store

12'4 x 9'2 (3.75m x 2.80m)

Having light and a UPVC door with a double glazed obscured panel, which opens to the front of the property.

Detached Double Garage

17'9 x 17'8 (5.40m x 5.39m)

Having an up-and-over door, timber glazed window, light, power and a timber door with glazed panels.

Beyond the driveway, there is a substantial field with a small orchard containing fruit trees. This is enclosed and bordered by mature trees.

To one side of the detached double garage, wrought iron gates open to the left side of the property where there is a lawned area with gravelled borders and exterior lighting. Access can be gained to the detached double garage and ample space for storage sheds. Steps lead down to an area where there is further space for a storage shed.

The lawn continues to the rear of the property where it meets a stone flagged seating terrace that spans a considerable width and has ample space for comfortable seating. The terrace has exterior lighting and houses the oil boiler. Access can be gained to the conservatory and breakfast kitchen.

Two sets of stone steps lead down to the garden, which is mainly laid to lawn and is filled with established planting such as trees, shrubs and flowers. There is also a pond and to two corners of the garden are patio areas. The garden is fully enclosed by stone walling.

From the stone flagged seating terrace, access can be gained to the side passageway, which has exterior lighting and a water tap. A door opens to the self-contained annexe and a timber door with a glazed panel opens to the front of the property.

Self-Contained Annexe

A timber door opens to the kitchen.

Kitchen

Having a rear facing UPVC double glazed window, flush light point and a range of base and wall units, incorporating matching work surfaces and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. There is space/provision for an automatic washing machine and a tumble dryer. An oak door opens to the bedroom and a timber door opens to the shower room.

Bedroom

16'5 x 10'10 (5.00m x 3.30m)

A fabulous double bedroom with front facing UPVC double glazed windows, pendant light points, central heating radiator and an electric fire. To one wall, there is a range of fitted furniture incorporating short hanging. Double UPVC doors with double glazed panels and matching side panels open to the front of the property.

Shower Room

A modern shower room with a rear facing UPVC double glazed obscured window, recessed lighting, three fully tiled walls and a chrome heated towel rail. The suite in white comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one wall, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen. A folding timber door opens to a storage cupboard.

Storage Cupboard

Housing a fuse board and access to the loft space of the annexe via a ceiling hatch.

Exterior and Gardens Continued

From the seating terrace, a wrought iron gate opens to steps, which rise to the outdoor swimming pool.

Outdoor Swimming Pool

27'1 x 16'5 (8.50m x 5.00m)

Surrounded by ample space for seating, the swimming pool has a tiled-effect pool liner and can be heated. It has a pool cover and two sets of entry steps. The terrace areas have exterior lighting and external power points. Access can be gained to the sun room, office and workshop.

Sun Room

12'1 x 10'1 (3.68m x 3.07m)

Having double UPVC doors with double glazed panels for access, a rear facing UPVC double glazed window, pendant light points, power and timber effect flooring. A timber door opens to the single garage.

Office

9'10 x 9'10 (3.00m x 3.00m)

Having double timber entrance doors with double glazed panels for access, a side facing timber double glazed panel, light, power and timber effect flooring.

Workshop

10'6 x 9'10 (3.20m x 3.00m)

Having double timber entrance doors with double glazed panels for access, light, power and pine flooring.









GROUND FLOOR

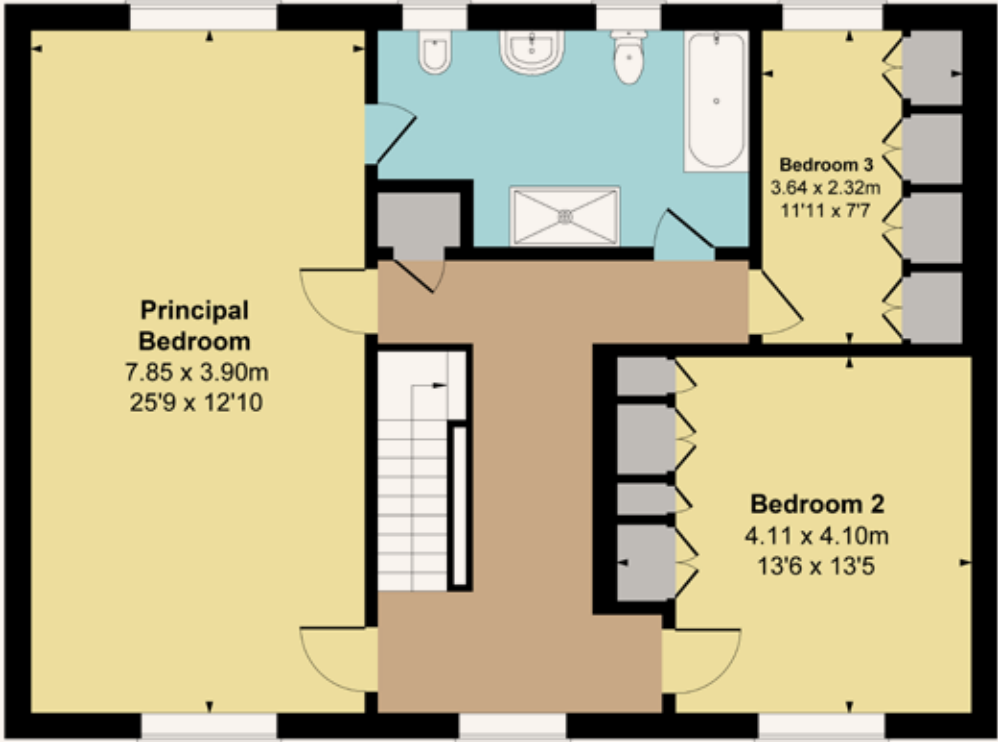
Ground Floor Approximate Floor Area:
1410 SQ.FT. (131 SQ.M)



FIRST FLOOR

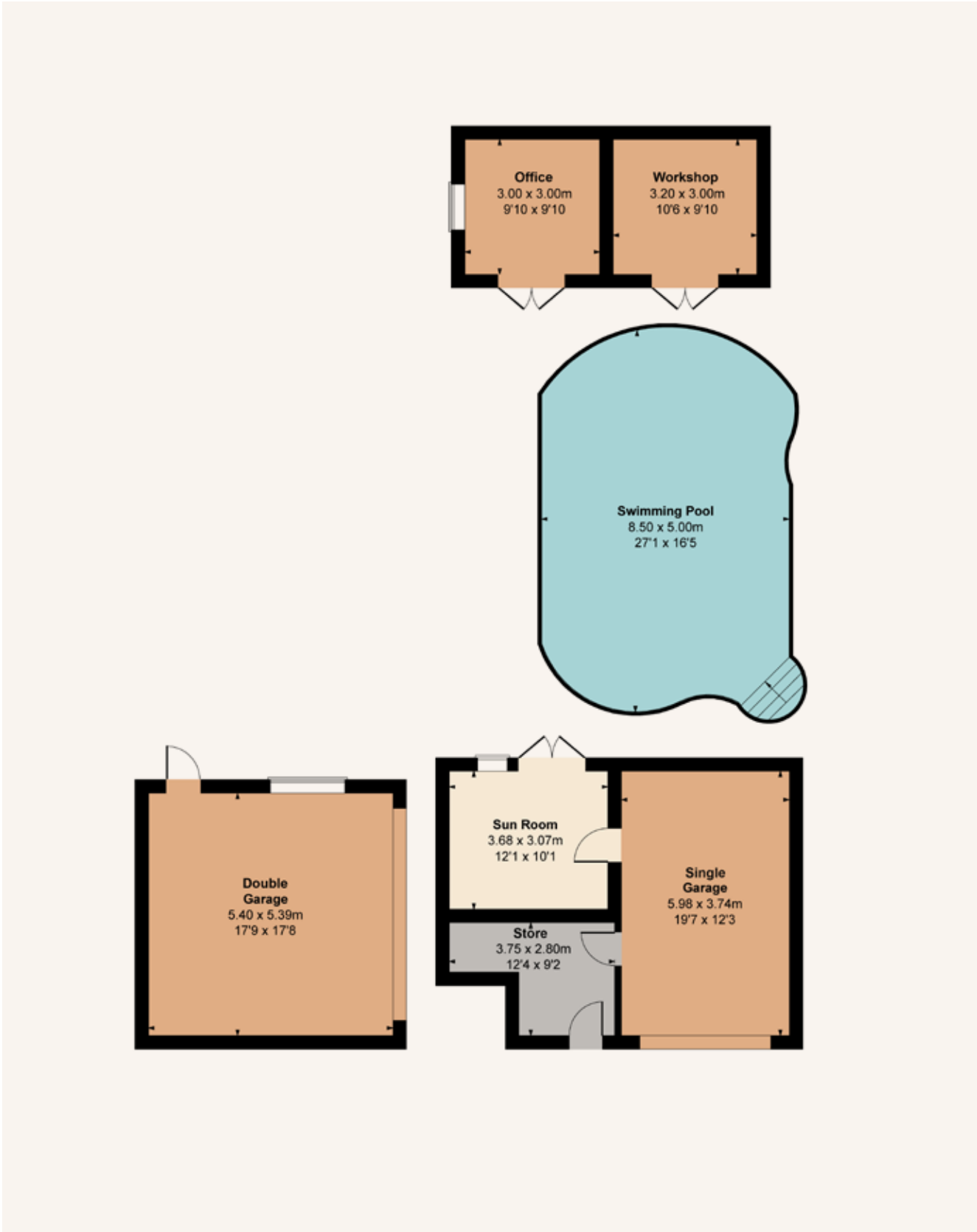
First Floor Approximate Floor Area:
921 SQ.FT. (85.6 SQ.M)

Total Approximate Floor Area:
2331 SQ.FT. (216.6 SQ.M)



OUTBUILDINGS

Outbuildings Approximate Floor Area:
980 SQ.FT. (91.1 SQ.M)



BEDROOMS 4	BATHROOMS 2
LIVING ROOMS 3	SQFT (HOUSE / OUTBUILDINGS) 2,331 / 980
TENURE Freehold	COUNCIL TAX F

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C		79
55–68	D		
39–54	E	56	
21–38	F		
01–20	G		

Services

Oil, mains electricity, mains water and mains drainage. The broadband is ADSL and the mobile signal quality is limited.

Rights of Access & Shared Access

Roundwood House owns the access road, which two other properties have a right of access over.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Tree Preservation Order

Yes.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

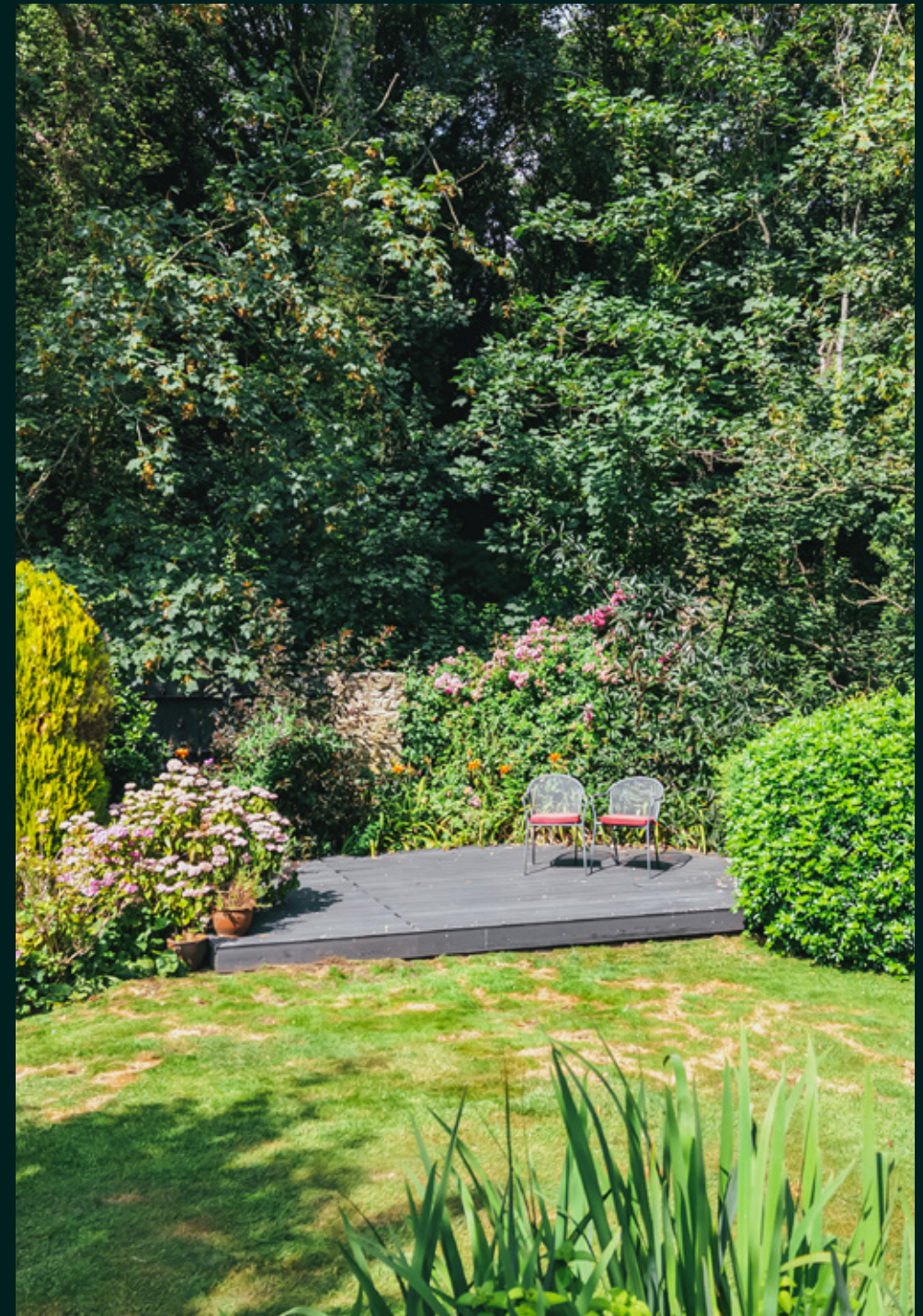
ROUNDWOOD HOUSE

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£900,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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