

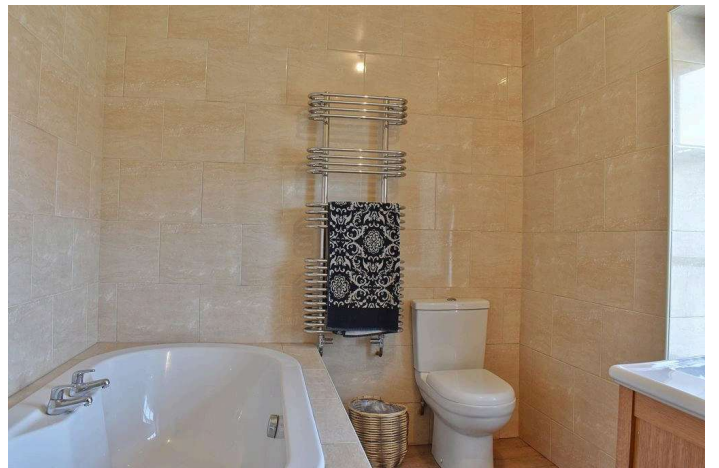
Vine House, Sutton on Trent NG23 6PF



GUIDE PRICE £650,000 to £700,000. A stunning example of a substantial Victorian home with the original building dating back to 1840 and significant additions made during the same period. This very spacious residence is located in the Conservation Area and set on a magnificent plot in the heart of the village, with accommodation briefly comprising five reception rooms, kitchen, five bedrooms, bathroom, shower room and en-suite. The property is partially double glazed and has oil fired central heating with two independent boilers, and the additional benefit of solar panels. NO CHAIN.

Guide Price £650,000 to £700,000









Situation and Amenities

Located around 8.5 miles from the busy market town of Newark, Sutton-on-Trent has a wide range of amenities, including a GP surgery, church, convenience store, pub, library and a well regarded primary and nursery school. The village has a vibrant feel, with a sports centre (home to football teams and regular exercise classes) and an annual festival every September – with live music, arts and crafts, classic cars and more. Set in the heart of the beautiful Nottinghamshire countryside, the local area is perfect for walking, cycling, and exploring nature. Sherwood Forest, which is around 13.5 miles away, offers scenic forest trails, picnic spots and regular events. Other nearby attractions include Doddington Hall, Clumber Park, Newark Castle, and the Newark Air Museum. Lincoln lies approximately 18 miles to the east – a historic cathedral city with cobbled streets, independent shops, galleries, and a hilltop castle. Sutton on Trent has excellent transport links across the region via road and rail. Nearby Newark offers direct trains to London King's Cross in around 80 minutes, along with services to major cities. The A1 and A46 are within easy reach of the village.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway 20' 5" x 7' 11" (6.22m x 2.41m)

This impressive hallway has the staircase rising to the first floor and doors providing access to the ground floor wet room, the sitting room and inner hallway. The hallway has lofty ceilings with cornice, wall light points, a ceramic tiled floor and a radiator.

Ground Floor Wet Room

The wet room has an opaque window to the rear elevation and is fitted with a mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The room has recessed ceiling spotlights and a radiator.

Sitting Room 25' 4" x 13' 5" (7.72m x 4.09m)

This extraordinarily large reception room has three windows to the side elevation, lofty ceiling with cornice, lino flooring, two ceiling light points and three radiators.

Inner Hallway

The inner hallway provides access through to the lounge, kitchen and the secondary staircase leading to the first floor. The hallway has a ceramic tiled floor, a ceiling light point and a radiator. Within the inner hallway is the first of two boiler rooms which has an opaque window to the rear elevation and houses one of two central heating boilers.

Lounge 16' 5" x 15' 1" (5.00m x 4.59m) (excluding bay window)

This beautiful reception room has a bay window to the front elevation overlooking the delightful garden. The focal point of the lounge is the feature fireplace with open fire (not tested by the agent). The room also has cornice to the ceiling, dado rail, picture rail, a ceiling light point and two radiators. Beneath the secondary staircase is a small storage cupboard.

Dining Room 25' 3" x 13' 2" (7.69m x 4.01m) (at widest points)

A further delightful reception room full of character and charm. There is a bay window to the front elevation with a window seat and storage beneath, and a further window to the rear. The room is of sufficient size to accommodate both dining room and occasional furniture, and has reclaimed teak parquet flooring, a beamed ceiling, wood panelling to the walls, two ceiling light points and two radiators. The dining room also has an open fireplace (not tested by the agent), either side of which are bespoke fitted storage cupboards.

Kitchen 18' 5" x 10' 9" (5.61m x 3.27m)

This excellent sized farmhouse style kitchen has a window to the side elevation and bi-fold doors to the front leading into the garden room. The kitchen is fitted with a range of base units and has a sink, space and plumbing for a dishwasher and further

space for an American style fridge/freezer. The kitchen has a ceramic tiled floor, a beamed ceiling and three ceiling light points. To the rear of the kitchen is a door that opens to reveal a large cellar/pantry.

Garden Room 14' 10" x 13' 1" (4.52m x 3.98m)

This stunning room is constructed from an oak frame and has triple aspect windows, and French doors leading into the garden. The room has a glass lantern, recessed ceiling spotlights and a ceramic tiled floor with underfloor heating.

First Floor Landing

As mentioned, there are two staircases that lead to the first floor. The principle staircase has a window at the half landing. The first floor landing has doors into all five bedrooms, the study, separate WC and the family bathroom. Also on the landing is a useful storage cupboard. The landing has three ceiling light points and a radiator.

Bedroom One 17' 6" x 13' 8" (5.33m x 4.16m)

A superb double bedroom with two windows to the side elevation, an ornamental fireplace (non working), stripped wooden floorboards, a ceiling light point and two radiators. Accessed from bedroom one is a large walk-in wardrobe and the en-suite bathroom. Access to the loft space is also obtained from here.

En-suite Bathroom 7' 10" x 7' 5" (2.39m x 2.26m)

This well appointed en-suite has an opaque window to the side elevation and is fitted with a double end sunken bath, vanity unit with wash hand basin inset and storage beneath, and a WC. The room has stripped wooden floorboards, ceramic tiled walls, a ceiling light point and a heated towel rail.

Bedroom Two 15' 2" x 12' 8" (4.62m x 3.86m)

A double bedroom with a window to the front elevation, a ceiling light point and a radiator.

Bedroom Three 13' 6" x 12' 0" (4.11m x 3.65m)

A double bedroom with a window to the front elevation, an ornamental fireplace (non working), a ceiling light point and a radiator.

Bedroom Four 13' 5" x 11' 5" (4.09m x 3.48m) (at widest points)

A further excellent sized double bedroom, having dual aspect windows, a pitched ceiling, ceiling light point and radiator. Further access to the loft space is obtained from here.

Bedroom Five 12' 9" x 8' 0" (3.88m x 2.44m)

A good sized fifth bedroom with a window to the front elevation, a ceiling light point and a radiator.

Home Office/Study 9' 10" x 9' 8" (2.99m x 2.94m)

This room has an opaque window to the rear elevation, a pitched roof, exposed ceiling beam, a ceiling light point and radiator.

Family Bathroom 11' 11" x 11' 3" (3.63m x 3.43m)

The bathroom has an opaque window to the front and is fitted with a sunken bath, pedestal wash hand basin and WC. In addition there is a walk-in shower cubicle with mains shower and curved shower screen. The bathroom has part ceramic tiling to the walls, a ceiling light point and a radiator.

Outside

Vine House stands on a fabulous south facing plot with extensive gardens. There is pedestrian access from Main Street, and further access via a shared driveway leading to double wooden gates and the private drive. The private driveway is laid to block paving and provides off road parking for numerous vehicles and in turn leads to the double garage. A footpath leads to the front door and also to the French doors from the garden room. The gardens are predominantly walled and laid to distinctive lawned areas with a number of seating and entertaining spaces. There are also a number of raised beds. Situated adjacent to the house is the second boiler room which houses the further boiler, and a useful outbuilding.

Double Garage 16' 8" x 15' 8" (5.08m x 4.77m)

The brick built double garage has twin doors to the front elevation and windows to either side. The garage is equipped with power and lighting.

Council Tax

The property is in Band E.

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

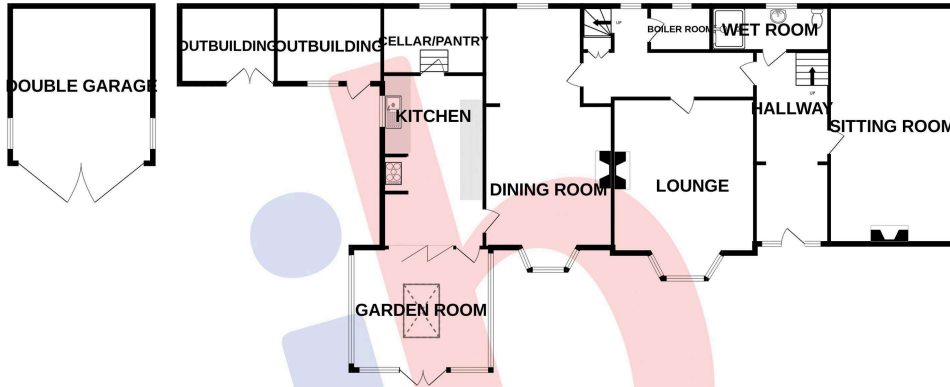
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

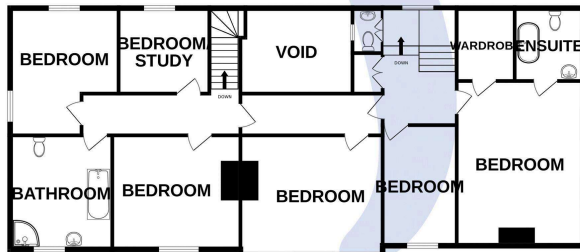
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007655 07 April 2026

GROUND FLOOR
2195 sq.ft. (203.9 sq.m.) approx.



1ST FLOOR
1541 sq.ft. (143.1 sq.m.) approx.



TOTAL FLOOR AREA: 3735 sq.ft. (347.0 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.
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