Crossways, Bathley NG23 6DL



A deceptively spacious family home sitting in **GROUNDS OF AROUND 1 ACRE** (subject to survey), in a semi-rural location close to the village of Bathley. Internally, and in addition to the three double bedrooms, there are two reception rooms, an office, kitchen, bathroom and utility. **THE PROPERTY ENJOYS FAR REACHING COUNTRYSIDE VIEWS FROM ITS ELEVATED POSITION,** and has a sweeping driveway providing parking for several vehicles, and gardens on all sides. Double glazing and oil central heating are installed. **AVAILABLE FOR PURCHASE WITH NO CHAIN.** Viewing is essential to appreciate the potential this property has to offer.

£385,000

sales@jonbrambles.com
01636 613513
9-10 Paxtons Court, Newark, Nottinghamshire NG24 1DH


CROSSWAYS



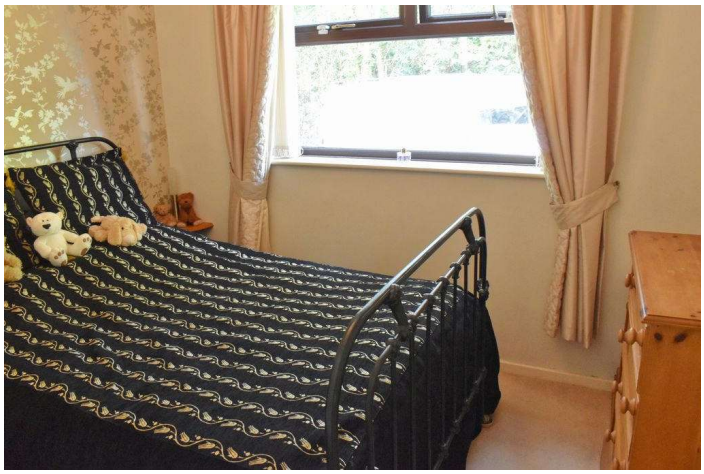


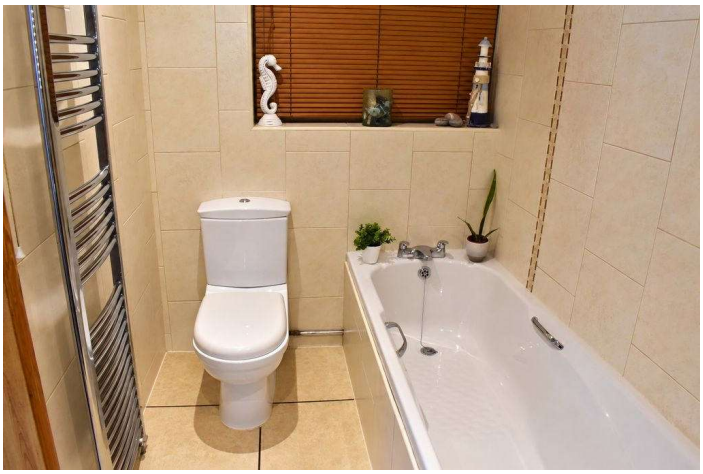














Situation and Amenities

Bathley is a small unspoilt village, with The Crown Inn a social gathering point for the small village community, set in open countryside, to the northwest of Newark on Trent. Newark on Trent is the nearest town offering a comprehensive range of retail amenities, professional services, restaurants, and leisure facilities; sport centre, marina, cinema, and a golf club. Situated to the south of the village, Southwell offers a wide range of retail amenities, professional services and sports centre, and Southwell schooling is of a renowned standard across age ranges. From Newark there is direct access to the A1 / A46 national road network, Nottingham and Lincoln, and a fast direct rail link into London Kings Cross in a scheduled journey time taking from just over an hour.

Accommodation

The property is entered from the rear into:

Dining Room *19' 8" x 11' 0" (5.99m x 3.36m)*

This large and spacious dining room has two windows to the rear aspect and a further window to the side. The room has engineered wood flooring, a radiator and four wall light points. From the dining room there are doors leading into the office and the utilty room, and an opening into the kitchen.

Utility Room *11' 0" x 9' 7" (3.35m x 2.92m)*

This superb sized utility room has a window overlooking the rear aspect and a further window to the side. The room is fitted with a range of wall and base units with roll top work surfaces. There is a one and a half bowl stainless steel sink, space for a dishwasher, space and plumbing for a washing machine and further space for a tumble dryer. In addition there is space for an American style fridge/freezer. The room has vinyl flooring and a ceiling light point. The floor mounted oil fired boiler is also housed here.

Kitchen *11' 7" x 7' 2" (3.52m x 2.18m)*

This recently fitted contemporary style kitchen is fitted with a range of wall and base units with wooden work surfaces. There is a sink, and integrated appliances include a double oven with gas hob (bottled) and Cooke & Lewis extractor over. The kitchen has engineered wood flooring and spotlights to the ceiling. A further door leads into the hallway.

Office *10' 3" x 9' 10" (3.13m x 2.99m)*

This versatile room could be used as a snug or play room if required, and has a window overlooking the side aspect, a storage cupboard, a ceiling light point and a radiator. From the office there are French doors leading back through to the dining room.

Living Room *12' 8" x 11' 3" (3.85m x 3.42m)*

This excellent sized and well proportioned reception room has a bay window to the front elevation and two windows to the side. The focal point of the living room is the brick built fireplace with wooden mantle and log burning stove inset. The room has laminate flooring and a ceiling light point.

Hallway *16' 9" x 5' 10" (5.10m x 1.77m)*

The hallway has patio doors leading out to the front paved area, and further doors leading to the office, the living room, kitchen, and the inner hallway. The hallway has a ceramic tiled floor, two wall light points, a cupboard and a radiator.

Inner Hallway

The inner hallway has doors into all three bedrooms and the bathroom. There is a radiator and wall light points. Access to the loft space is obtained from here.

Bedroom One *11' 4" x 10' 4" (3.46m x 3.16m)*

A good sized double bedroom having a window to the rear elevation, built-in cupboards and overhead storage around the bed, a radiator, spotlights to the ceiling and laminate flooring.

Bedroom Two *11' 2" x 10' 3" (3.41m x 3.12m)*

This second bedroom is also of an excellent size and has a bay window to the front elevation, a ceiling light point and a radiator.

Bedroom Three *9' 11" x 8' 0" (3.03m x 2.44m)*

Also a good sized double bedroom, with a window to the side aspect, a ceiling light point and a radiator.

Bathroom *9' 7" x 5' 1" (2.91m x 1.54m)*

The good sized and recently refurbished bathroom is entered via a sliding door, and is fitted with a suite comprising bath, wash hand basin and low level WC. In addition there is a corner shower cubicle with electric shower. There are spotlights to the ceiling, an extractor fan, a ceramic tiled floor, a mirror with lighting and a heated towel rail.

Outside

The property sits in an elevated position with far reaching views towards Bathley. The front garden is predominantly laid to lawn with mature shrub and tree borders. There is a small patio area ideal for outdoor seating and entertaining. To the side and rear of the property, which is again predominantly laid to lawn with shrub and tree borders. The gardens also contain a variety of fruit trees. The garden shed is included within the sale. The oil tank and the Calor gas bottles are housed here. There is also an outside socket. From the gardens access to the paddock is provided.

Tandem Length Garage

The garage has an up and over door, and is situated away from the house and close to the paddock.

Services

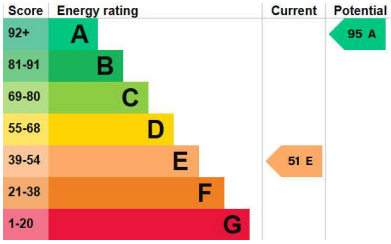
Mains water and electricity are connected. Drainage is to a septic tank. None of the services or appliances have been tested by the agent.

Council Tax

The property is in Band D.

AGENT'S NOTE

Prospective purchasers should be aware that a recent mortgage valuation resulted in a surveyor recommending against lending on the property due to the proximity of a traveller site to the rear. This was a recommendation relating to an individual mortgage application and does not necessarily reflect the lending criteria of other mortgage providers. Purchasers requiring mortgage finance are advised to make their own enquiries with their chosen lender prior to incurring any costs.



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

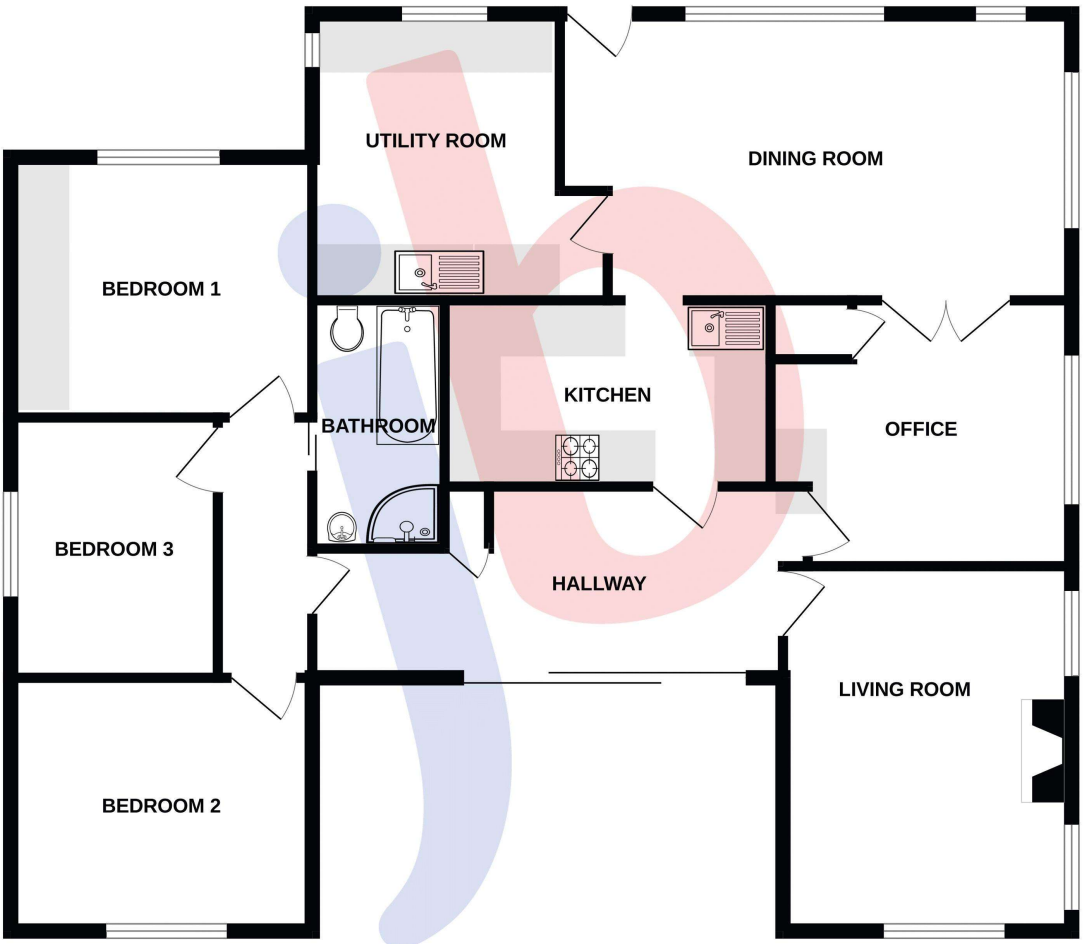
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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: JMP Solicitors - £180.00 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. 00007318 15 October 2026

GROUND FLOOR
1201 sq.ft. (111.6 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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