



## Argyle Cottage, Oxton Road Southwell, NG25 0RW



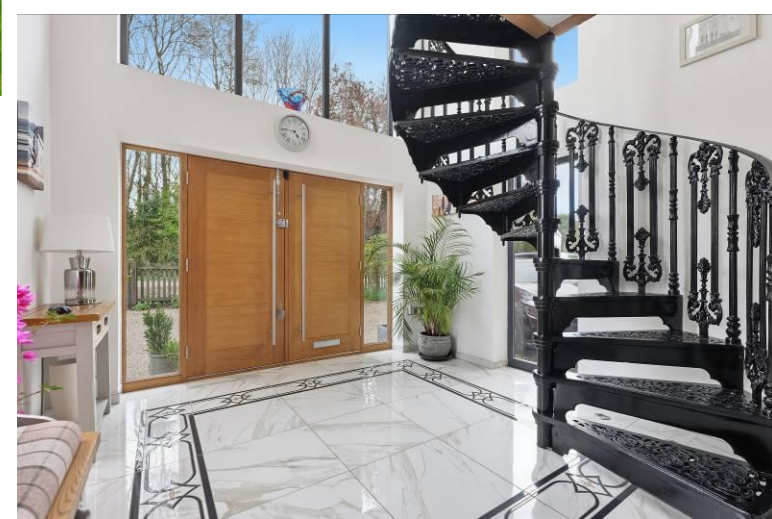
Book a Viewing!

**Guide Price £875,000**

Stunning Architect Designed Detached Family Home with field extending to approx 1.25 acres and offering amazing far reaching views in this delightful private location, lovingly renovated over recent years by the present owners the accommodation comprises, a striking Entrance Hallway, Living Room with vaulted beam ceiling, cosy Sitting Room, Open Plan Fitted Kitchen/Dining/Living Room, Utility Room, Cloakroom/WC, First Floor, Master Bedroom with Dressing Room and En-suite luxury Bathroom, Bedroom Two with En-suite Shower Room, Second Floor, Two further Double Bedrooms, Bathroom. Outside, the property has an in and out driveway with attached garage and further single garage, rear garden room/home office, various private terrace areas over looking the landscaped rear garden and adjoining field.



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### SERVICES

Mains electricity, water services available and drainage via septic tank. LPG central heating. All downstairs accommodation benefits from underfloor heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – E.

**LOCAL AUTHORITY** - Newark and Sherwood DC

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

### LOCATION

Southwell is a picturesque market town known for its rich history and stunning architecture. Located in the heart of the English countryside, Southwell boasts a range of amenities and facilities. One of the town's most iconic landmarks is Southwell Minster, a stunning medieval cathedral. The town is also home to numerous quaint shops, charming cafes, and traditional pubs, providing plenty of options for dining and shopping. Southwell offers schools, healthcare providers and recreational facilities, ensuring that residents have access to essential amenities. Additionally, Southwell has good transportation links, making it easy to explore the surrounding area and beyond.



## ACCOMMODATION

### ENTRANCE HALL

11' x 20' (3.35m x 6.1m) Double oak entrance doors with glazed side panels give access to the entrance hall, with a spiral staircase leading to the first floor accommodation, additional double glazed high level windows to the front and side aspects, tiled flooring, a high vaulted ceiling, and underfloor heating.

### SITTING ROOM

11' 9" x 17' 6" (3.58m x 5.33m) With double glazed window to the front elevation, double glazed doors to the living room and a door leading to the garage, along with a multi-fuel burner set within a brick inset and surround with a beam over mantel.



### LIVING ROOM

17' 5" x 22' 4" (5.31m x 6.81m) Stunning light and airy room with a vaulted beamed ceiling, electric Velux windows and double glazed windows to the dual aspect overlooking the rear terrace, double glazed doors to the rear, central gas burner with feature stone surround, beamed mantel over and flagstone hearth with raised TV point, air con unit and glazed double doors opening to the open plan kitchen, dining and living room.

### OPEN PLAN KITCHEN/DINING/LIVING ROOM

14' 8" x 27' 10" (4.47m x 8.48m)

### KITCHEN

Having a wide range of wall and floor mounted cupboards and drawers, inset gas hob with extractor over, tiled surround, in-built American style fridge freezer, Neff electric oven and separate combi oven, central island with breakfast bar and continuation of the work surface with undermounted Belfast sink and boiler tap, additional cupboards and drawers with shelving and display shelving.



### DINING LIVING ROOM

Having vaulted beamed ceiling with double glazed sliding doors to the rear terrace, wall lighting and electric Velux windows .

### UTILITY ROOM

14' 6" x 4' 6" (4.42m x 1.37m) With a range of wall and floor mounted cupboards with work surface and inset stainless steel sink and drainer unit, tiled surround, double glazed window to the front elevation, plumbing for washing machine and space for dryer.



### WC

5' 6" x 6' 2" (1.68m x 1.88m) With vanity wash hand basin, concealed cistern WC, further shelving, fully tiled walls and flooring, and a recessed cupboard housing the underfloor heating manifolds.

### FIRST FLOOR LANDING

Delightful open landing offering light and airy space with stairs off to second floor accommodation.



#### DRESSING ROOM

11' 8" x 9' 3" (3.56m x 2.82m) With a range of mirror fronted wardrobes with additional drawers, double wardrobe, double glazed window to the front elevation, vertical radiator and door off to the master bedroom.

#### MASTER BEDROOM

15' 2" x 18' 7" (4.62m x 5.66m) With a Juliet balcony overlooking the rear garden and offering superb views, air con unit, double glazed window to the front elevation, wall lighting and door off to the en-suite bathroom.

#### EN-SUITE BATHROOM

Luxury bathroom suite comprising of double ended ball and claw freestanding bath with freestanding taps and shower attachment, his and hers wash hand basins with vanity storage beneath, tiled surround and flooring, separate walk in shower cubicle with drench head and handheld shower unit, lower WC, underfloor heating, airing cupboard and double glazed window to the rear elevation.



#### BEDROOM 2

16' 4" x 17' 7" (4.98m x 5.36m) With two double glazed windows to the rear elevation and double glazed window to the hallway, air con unit, radiator and door off to the en-suite shower room.

#### EN-SUITE

8' 5" x 6' 9" (2.57m x 2.06m) With double glazed window to front elevation, walk-in shower, vanity wash hand basin, lower WC, fully tiled walls and flooring.



#### SECOND FLOOR LANDING

9' 8" x 15' 3" (2.95m x 4.65m) With double glazed window to the rear aspect, offering far reaching views, air con unit and access to eaves storage space.

#### BEDROOM 3

13' 9" x 15' (4.19m x 4.57m) With double glazed dual aspect windows, range of fitted wardrobes with bedside unit, eaves storage space and radiator.

#### BEDROOM 4

8' 7" x 13' 1" (2.62m x 3.99m) With double glazed window to the side and front elevations and radiator.

#### BATHROOM

7' x 5' 10" (2.13m x 1.78m) Comprising a panelled bath with shower over and glazed side screen, tiled surround and flooring, low level WC, vanity wash hand basin, vertical radiator, feature coloured LED lights and window to the landing.





## OUTSIDE

### FRONT

A five bar gate gives access to the in-and-out gravelled driveway, with an additional hand gate. The gravelled driveway offers ample storage for a motor home or similar, established trees and flower/shrub beds, gated side access to the rear of the property.

### GARAGE 1

13' 7" x 16' 1" (4.14m x 4.9m) With electric roller door, light and power, tiled flooring, double glazed window and door to the rear elevation and Ideal Logic central heating boiler.

### GARAGE 2

12' x 18' 4" (3.66m x 5.59m) With electric roller door, light and power and side door.

### GARDEN ROOM/HOME OFFICE

11' 5" x 13' 9" (3.48m x 4.19m) Benefitting from an electric wall heater, double glazed surround, light and power, insulated walls and double glazed double doors to the side which provide access to the delightful space, offering superb views.

### REAR GARDEN

Landscaped rear garden with various private terraced seating areas, external lighting and power, with additional border lighting around the garden. The formal lawned garden benefits from flower/shrub beds and borders with a pathway around the garden. Gated access leads to the paddock.



### ADJOINING LAND

Post and rail enclosed field, extending to approximately 1.25 acres, situated at the side of the property with a small orchard area, no water connected.



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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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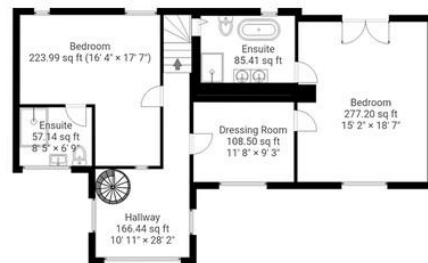
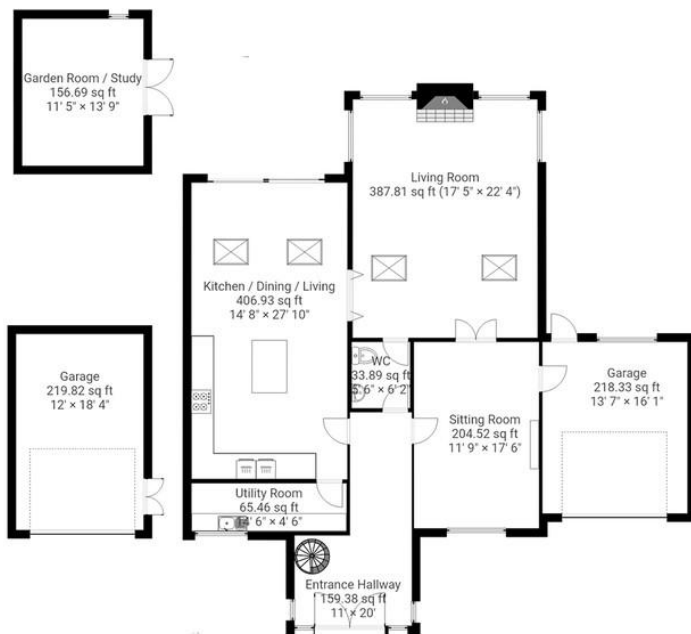




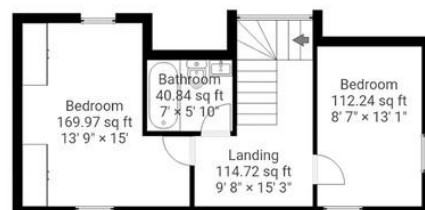
Total area: 3207.63 sq ft  
Living area: 2769.48 sq ft

▼ **Ground Floor** TOTAL AREA: 1851.97 sq ft

▼ **1st Floor** TOTAL AREA: 918.22 sq ft



▼ **2nd Floor** TOTAL AREA: 437.44 sq ft



This floorplan is provided without any warranty. The actual size of dimensions may vary and this floorplan is intended for illustrative purposes only.

0' 4' 8' 12' 16' 20'  
1:186

46 Middle Gate  
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01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
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01673 847487

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