

# SLEEPY HOLLOW



BLenheim



# SLEEPY HOLLOW IS AN EXCEPTIONAL RESIDENCE OFFERING OVER 5,000 SQ.FT. OF ACCOMMODATION, THOUGHTFULLY DESIGNED TO COMBINE IMPRESSIVE ENTERTAINING SPACES WITH COMFORTABLE FAMILY LIVING.

*Occupying a private position within an exclusive development of just seven individually designed homes, the property enjoys a peaceful semi-rural setting whilst remaining only a short distance from the highly regarded market town of Bawtry. Designed and constructed by the current owners, the home has been finished to an exacting standard throughout. Every element has been carefully considered to create a home that is both elegant and practical, featuring a versatile layout that can adapt to a variety of lifestyles.*





ATRIUM/ENTRANCE HALLWAY

# A striking atrium-style entrance hallway forms the centrepiece of the home.

The reception rooms include a magnificent kitchen, snug and lounge, perfectly suited to modern family life. Three ground floor bedrooms provide excellent flexibility, including a fantastic master bedroom suite and two further bedrooms sharing a Jack-and-Jill en-suite. Also on the ground floor is a versatile hot tub room and a studio/gym. The first floor houses three good-sized double bedrooms, one with a stylish en-suite and two sharing a further Jack-and-Jill.

Externally, the property sits within beautifully landscaped wrap-around gardens that boasts privacy and attractive views across the surrounding countryside. The exterior includes lawned areas, mature planting, thoughtfully positioned terraces and a picturesque pond.

The property is located in the desirable village of Newington and is within a short distance of the popular market town of Bawtry. Within Bawtry are a host of amenities, such as restaurants, boutique shops and public houses. Moments away from the home is Bawtry Golf Club, which is set for exciting development in the coming years. The property is well situated for connections to the A1, M18 and M1. Doncaster and Retford train stations are accessible within a short drive and provide a range of rail journeys, including London Kings Cross which is reachable in around 1.5 hours.

**The property briefly comprises of on the ground floor:** Atrium/entrance hallway, lounge, WC, kitchen, utility room, snug, inner hallway, bedroom 5, bedroom 5/6 en-suite shower room, bedroom 6, linen cupboard, master bedroom, dressing room, master en-suite bathroom, hot tub room, studio/gym and garage.

**On the first floor:** Galleried landing, bedroom 2, bedroom 2 en-suite bathroom, dressing room, bedroom 3, dressing room, bedroom 3/4 Jack-and-Jill en-suite shower room and bedroom 4.

# GROUND FLOOR

*A timber door with a double glazed panel opens to the atrium/entrance hallway.*

## Atrium/Entrance Hallway

A fabulous, light-filled entrance with oak double glazed roof panels, front and rear facing oak double glazed windows and panels, pendant light points, wall mounted light points, central heating radiator and tiled flooring with underfloor heating. Oak doors open to the lounge, WC, kitchen and inner hallway. An oak door with a double glazed panel opens to the rear of the property.

## Lounge

25'2 x 22'3 (7.68m x 6.78m)

Having side facing oak double glazed windows, a rear facing oak double glazed panel, pendant light point with a decorative ceiling rose, wall mounted light point, central heating radiator and a TV/aerial point. The focal point of the room is the decorative fireplace with a sandstone surround, mantel and hearth. Oak bi-folding doors with double glazed panels open to the rear of the property.

## WC

Fully tiled with a pendant light point and an extractor fan. A suite comprises a low-level WC and a wash hand basin with a chrome mixer tap and mirrored, illuminated storage above.

## Kitchen

21'1 x 20'10 (6.42m x 6.34m)

A well-appointed kitchen with side and front facing oak double glazed windows, recessed lighting, pendant light point and tiled flooring with underfloor heating. A range of fitted base/wall and drawer units incorporate a work surface and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include two ovens, steam oven, a grill, a warming drawer, a coffee machine, a microwave and a full-height fridge/freezer. A separate central island has a matching work surface with an induction hob, extractor hood and the provision for two chairs. There is an inset 1.0 bowl sink with

a chrome mixer tap. To one corner of the kitchen is a pantry with shelving. An oak door opens to the utility room and an opening gives access to the snug.

## Utility Room

Having strip lighting, an extractor fan, fully tiled walls and tiled flooring. A range of fitted base and wall units incorporate a work surface and an inset 1.0 bowl sink with a chrome mixer tap. There is the provision for a washing machine.

## Snug

22'8 x 14'4 (6.91m x 4.37m)

Having front facing oak double glazed windows, pendant light point and tiled flooring with underfloor heating. The focal point of the room is the gas fireplace with a sandstone surround. Timber bi-folding doors with double glazed panels open to the rear of the property.

## Inner Hallway

With rear facing oak double glazed windows, exposed beams and tiled flooring with underfloor heating. Oak doors open to bedroom 5, bedroom 6 and the master bedroom.

## Bedroom 5

18'1 x 11'6 (5.75m x 3.51m)

Having a front facing oak double glazed window, wall mounted light point and tiled flooring with underfloor heating. An oak door opens to the bedroom 5/6 en-suite shower room.



ATRIUM/ENTRANCE HALLWAY



ATRIUM/ENTRANCE HALLWAY





# GROUND FLOOR CONTINUED

## Bedroom 5/6 Jack and Jill En-Suite Shower Room

Being fully tiled with a roof panel, extractor fan, exposed beams, wall mounted light point and tiled flooring with underfloor heating. A suite comprises a WC and a wash hand basin with a chrome mixer tap. To one wall is a separate shower with a fitted shower and a glazed screen/door. An oak door opens to bedroom 6.

## Bedroom 6

18'10 x 9'3 (5.75m x 2.82m)

With a front facing oak double glazed window, wall mounted light point, TV/aerial point and tiled flooring with underfloor heating. An oak door opens to the linen cupboard.

## Linen Cupboard

With shelving.

## Master Bedroom

23'6 x 22'7 (7.17m x 6.89m)

Having rear and front facing oak double glazed windows, pendant light point, wall mounted light point, TV/aerial point and tiled flooring with underfloor heating.

## Dressing Room

With strip lighting and tiled flooring.

## Master En-Suite Bathroom

Having a glazed roof panel, wall mounted light point, extractor fan, partially tiled walls and tiled flooring. A suite comprises a low-level WC and a wash hand basin with a chrome mixer tap. To one wall is a tiled inset bath with a gold mixer tap. A separate shower enclosure has a fitted shower and a glazed screen.

## Hot Tub Room

14'9 x 9'5 (4.49m x 2.87m)

Having a front facing window, timber-clad walls and an extractor fan. A door opens to the studio/gym.

## Studio/Gym

15'2 x 14'9 (4.62m x 4.49m)

With side and rear facing oak double glazed panels, strip lighting, central heating radiator and an extractor fan. A timber door opens to the garage. Two sets of bi-folding doors open to the rear of the property.

## Garage

17'11 x 17'8 (5.46m x 5.38m)

Having an up-and-over door, light and power.

From the atrium/entrance hallway, a staircase rises to the first floor.



KITCHEN



KITCHEN





MASTER BEDROOM





BEDROOM 5



BEDROOM 6



BEDROOM 5/6 JACK AND JILL EN-SUITE SHOWER ROOM



HOT TUB ROOM

# FIRST FLOOR

## Galleried Landing

With a wall mounted light point and a central heating radiator. Oak doors open to bedroom 2, bedroom 3 and bedroom 4.

## Bedroom 2

25'2 x 22'3 (7.68m x 6.78m)

With a Velux roof window, rear facing oak double glazed window, pendant light point with a decorative ceiling rose, central heating radiators and a TV/aerial point. Oak doors open to the bedroom 2 en-suite bathroom and the dressing room.

## Bedroom 2 En-Suite Bathroom

Being fully tiled with a Velux roof window, recessed lighting, extractor fan and a chrome heated towel rail. A suite in white comprises a low-level WC and a feature wash hand basin with a chrome mixer tap. To one wall is an inset tiled bath with a chrome mixer tap. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.

## Dressing Room

With strip lighting. Access can be gained to loft storage.

## Bedroom 3

11'11 x 11'6 (6.56m x 3.55m)

Having a side facing oak double glazed window, Velux roof windows, flush light point, strip lighting and central heating radiators. An oak door opens to the dressing room.

## Dressing Room

With a flush light point.

## Bedroom 3/4 Jack and Jill En-Suite Shower Room

Being fully tiled with recessed lighting, extractor fan and a chrome heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door. An oak door opens to bedroom 4.

## Bedroom 4

25'3 x 13'1 (7.70m x 3.99m)

Having a front facing oak double glazed window, Velux roof window, pendant light point with a decorative ceiling rose, wall mounted light point and central heating radiators.



GALLERIED LANDING



BEDROOM 2



BEDROOM 3





# EXTERIOR & GARDENS

A private road leads to a block-paved driveway providing parking for up to seven vehicles and access to the garage.

A stone-flagged path continues through the garden. To the right is a stone-covered area with a variety of mature trees and established planting.

To the front of the property there is exterior lighting. Access can be gained to the main entrance door and the snug. A block-paved path leads to a Monet-style bridge stretching over a beautiful pond.

The gardens feature an abundance of mature trees and planting, featuring a covered seating terrace. There is also an African Breeze House with seating for ten people that overlooks both countryside and the pond.

To the rear is a stone-flagged patio with exterior lighting and a covered pergola seating area, from which access can be gained to the rear entrance and the lounge. A further stone-flagged patio provides access to the studio/gym. A garden mainly laid to lawn has mature trees and planting, complemented by raised planters.







\*IMAGE FOR ILLUSTRATION PURPOSES ONLY

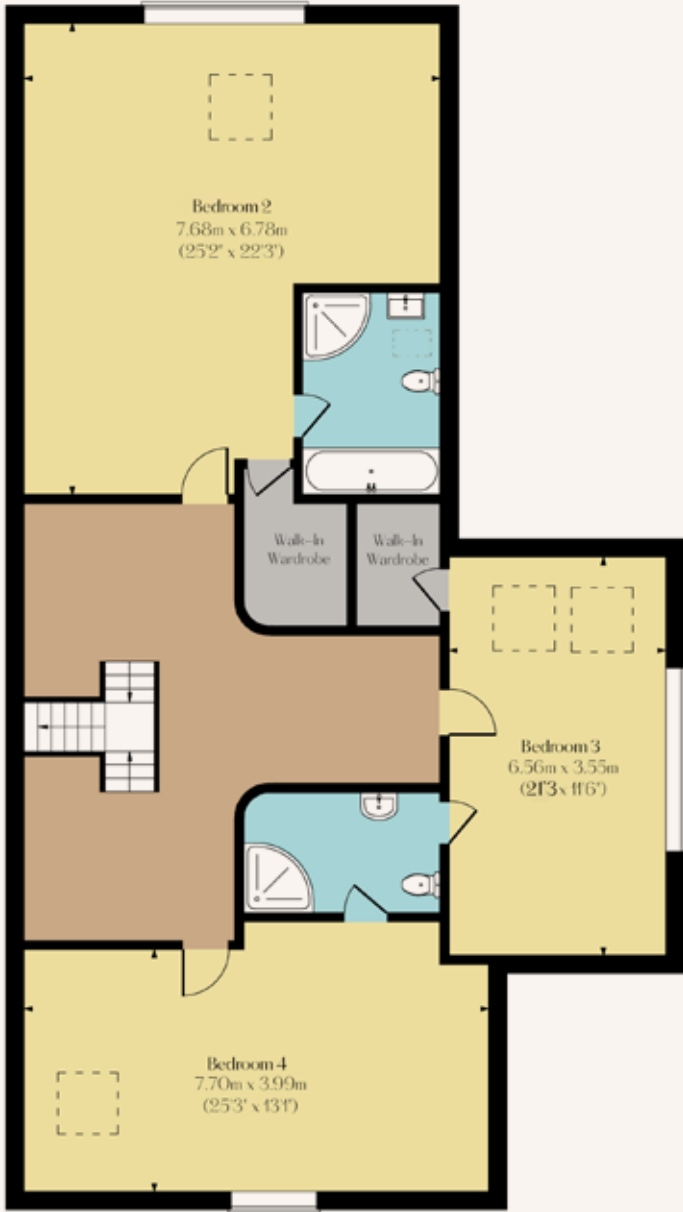
# GROUND FLOOR

Approximate Floor Area:  
3323 SQ.FT. (308.7 SQ.M)  
Total Approximate Floor Area (Including Garage):  
5317 SQ.FT. (494.0 SQ.M)



# FIRST FLOOR

First Floor Approximate Floor Area:  
1679 SQ.FT. (156.0 SQ.M)



|                    |                  |
|--------------------|------------------|
| BEDROOMS<br>6      | BATHROOMS<br>4   |
| LIVING ROOMS<br>4  | SQFT<br>5,317    |
| TENURE<br>Freehold | COUNCIL TAX<br>G |

Services

Mains gas, mains electricity, mains water. There is a shared water treatment plant. There is broadband at the property and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

There is a covenant and the flood risk is very low.

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.

| SCORE | ENERGY RATING | CURRENT | POTENTIAL |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81–91 | B             |         |           |
| 69–80 | C             | 81      | 84        |
| 55–68 | D             |         |           |
| 39–54 | E             |         |           |
| 21–38 | F             |         |           |
| 01–20 | G             |         |           |

# SLEEPY HOLLOW

Norwith Hill, Newington,  
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Offers in Excess of  
£950,000

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

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