



3 STABLE VIEW

HOCKERTON



Slip into something new - stylish yet comfortably country and bursting with characterful notes at No. 3 Stable View, set amid the fields of Hockerton and just moments from Southwell.

Golden gravel leads onto warmly toned paving offering ample parking beyond the convenience of the road at No. 3, where a two-door double garage also offers its services.

A WARM WELCOME

Red brick and stained wood bring warmth to the shelter of the portico where light streams down through a light tunnel above. Beyond, the front door opens to the invitational welcome of the entrance hallway.

Broad and bright, the entrance hallway sets the scene for the contemporary comfort offered by this open and airy yet practical home, with a handy cupboard providing plenty of storage for coats and other everyday essentials.

WINE AND DINE

Opening up from the entrance hallway is the heart of the home - the expansive L-shaped kitchen, dining and living room, designed around modern family life.

Relax and unwind in the sitting area, gather everyone around the table for dinner, or entertain on a larger scale, with bifolding doors opening the room directly onto the garden from both sides of this versatile family room.

Remaining practically and socially at the hub of it all, the Symphony kitchen sits at the centre of the L shape, where sleek cabinetry pairs with a full complement of integrated Neff appliances, including ovens, fridge, freezer, wine fridge and dishwasher, with the induction hob ideally positioned upon the sociable central island, keeping the chef at the heart of the conversation.

Cook while chatting to friends over a glass of wine or keep an eye on younger members of the family whilst admiring the leafy outlook, with windows on three sides ensuring the garden can be viewed at all times.

PRACTICAL PLACES

Practicality is every bit as polished, with a cloakroom and plant room featuring on the ground floor, alongside a laundry-boot room, where built-in seating, storage and plinth lighting combine with plumbing for laundry appliances and access outdoors and into the double garage.



SPACE TO UNWIND

Serene, soft, warm neutrals dress the panelled walls of the sitting room, bringing an elegant simplicity to the room, set beyond double doors. Issuing warmth on winter nights, the log-burning stove sits within a classic yet minimal fireplace with a brick-lined interior.

Settle in with a book beside the fire or throw open the bifolding doors, inviting the garden into the room for celebrations that spill naturally outdoors in the height of summer.

Find focus in the calm of the dedicated home office, where garden views provide a leafy backdrop to the working day. Bright, peaceful and tucked away from the main family living space, it offers an inviting place to work and make client calls yet could easily serve as a playroom or snug.



SOAK AND SLEEP

When bedtime beckons, from the entrance hall, follow the softly glowing LED lighting at ankle level up the staircase, arriving on the broad first-floor landing, where more useful storage can be found in a deep linen cupboard.

Space and serenity define the principal suite, where a bespoke dressing room precedes a large and light-filled bedroom beneath a vaulted ceiling. Verdant views provide a soothing backdrop, reinforcing the sense of calm that runs throughout this immaculate home.

Indulge in a long soak in the double-ended bathtub of the en suite or revive beneath the drench head of the separate shower, where anthracite fittings include a handheld attachment, and an LED-lit alcove provides a practical yet atmospheric spot for lotions and fragrances. A floating double-drawer vanity unit and wash basin also feature.

Wake to far-reaching views over the garden and surrounding countryside from the next bedroom, a spacious and restful room where two windows draw in plenty of natural light.



When company calls, three further double bedrooms continue the emphasis on space and light. Two enjoy the privacy of their own en suite shower rooms, with countryside and frontage views bringing a different outlook to each, while the fifth double bedroom offers yet more versatility for family, friends or overnight guests.

Soak away the day in the family bathroom, where large-format matt grey tiling sets a sleek and sophisticated tone. Soothe the aches in the large, double-ended bathtub while alongside, a separate shower fitted with an anthracite drench head and handheld attachment offers space for a morning spritz. A vanity unit with wash basin and oversized circular LED mirror completes the contemporary scheme.



ROOM TO GROW

Safe, private and low maintenance, outdoors the garden offers a blank canvas for family life, ready for everything from play and planting to summer entertaining, with plenty of space for youngsters to frolic freely on the lawn while secure fencing and trees beyond create a leafy, bucolic backdrop.

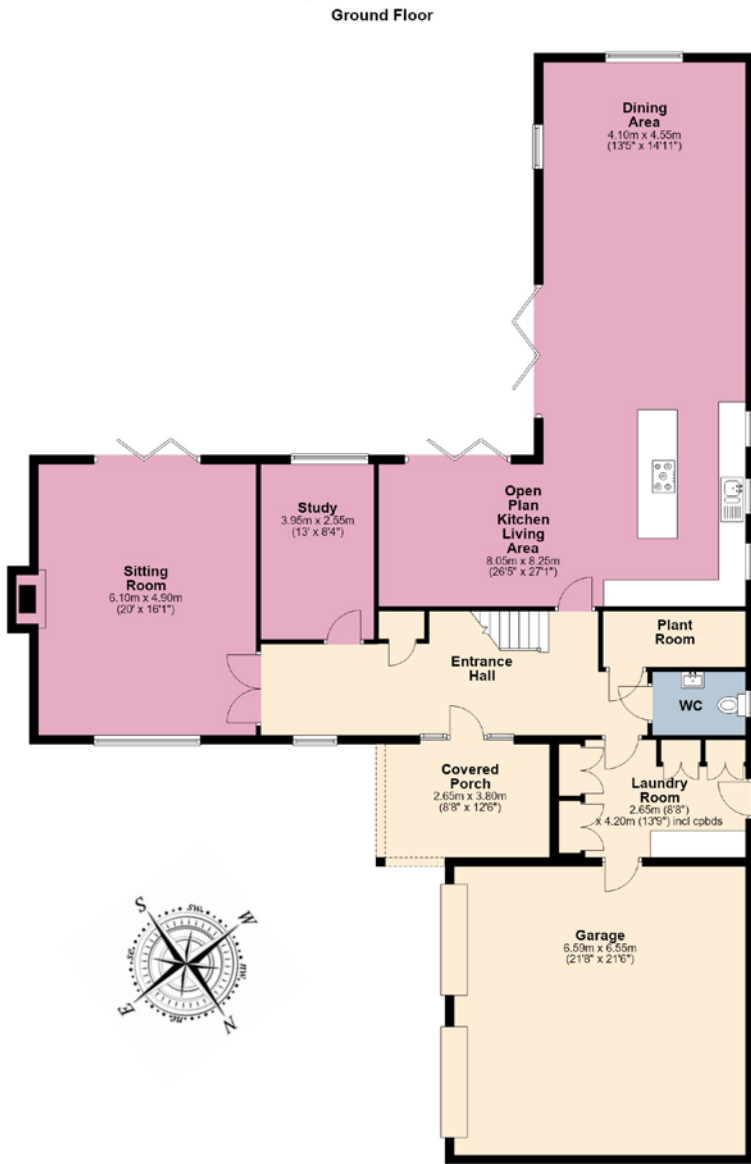
Accessed from three separate living spaces, throw open the bifolding doors and enhance the home's spectacular sense of flow while spilling out onto the patio, with raised decking adding to the entertaining potential.

Fresh, characterful and effortlessly comfortable, No. 3 Stable View brings a softer side to contemporary country living, brimming with tasteful touches to blend the best of modern design with the warmth and character of a country home.

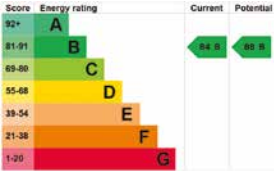
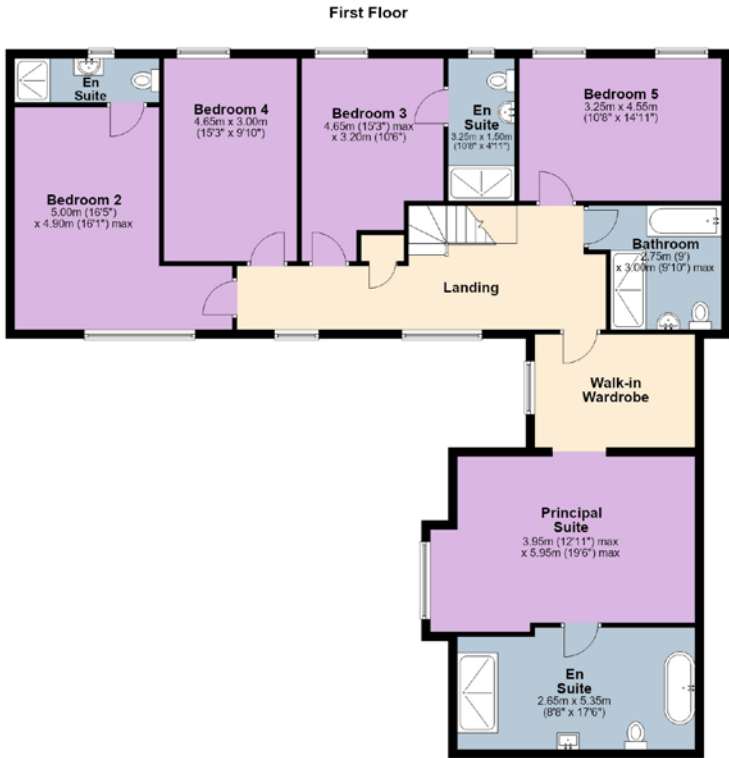


THE FINER DETAILS

- Freehold
- Detached
- Constructed 2025
- Plot approx. 0.18 acre
- Air source heat pump
- Mains electricity and water
- Underfloor heating to ground floor
- Biodigester septic tank
- Newark & Sherwood District Council, tax band F
- EPC rating B



Ground Floor – Approx. 161.4 sq. metres (1737.7 sq. feet)
First Floor – Approx. 144.7 sq. metres (1557.7 sq. feet)
Total – Approx. 306.2 sq. metres (3295.4 sq. feet)
Plus Garages approx. 43.2 sq. metres (464.9 sq. feet)



NEAR AND FAR

Hockerton offers a lovely balance of peaceful countryside and everyday convenience for those who love village life but don't want to feel far removed. Surrounded by rolling Nottinghamshire farmland, it has an appealing rural character, with footpaths and quiet lanes inviting weekend walks straight from the doorstep.

Just a couple of miles away, the handsome minster town of Southwell provides the day-to-day essentials alongside independent shops, cafés, pubs and restaurants, a traditional market and plenty of local character.

Families are particularly well placed, with Southwell home to Lowe's Wong Infant and Junior Schools and the highly regarded Minster School, while the wider area offers further schooling choices in Newark and Nottingham.

For commuting and days further afield, Newark is around seven miles away, placing the A1 and A46 within easy reach and offering fast mainline rail services from Newark Northgate to London King's Cross. Fiskerton Railway Station, meanwhile, provides handy local connections towards Nottingham, Newark and Lincoln - making Hockerton an appealing retreat for those wanting country living without sacrificing connectivity.

LOCAL DISTANCES

- Southwell 2.3 miles (6 minutes)
- Newark 6.9 miles (15 minutes)
- Nottingham 19 miles (43 minutes)
- Mansfield 13 miles (24 minutes)
- Fiskerton 4.9 miles (10 minutes)
- Lincoln 25 miles (41 minutes)



3 Stable View, Hockerton, Southwell NG25 0GF



01476 852 365 | team@pelhamjames.co.uk | [pelhamjames.co.uk](https://www.pelhamjames.co.uk)

