



Gables End, High Street, Collingham, Newark

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OLIVER REILLY



Gables End, High Street, Collingham, Newark

- WONDERFULLY BESPOKE DETACHED HOME
 - SOUGHT-AFTER VILLAGE- FILLED WITH AMENITIES
 - SUBSTANTIAL 25FT LIVING/DINING KITCHEN
 - FIRST FLOOR BATHROOM & TWO EN-SUITES
 - BRIGHT, AIRY & HIGHLY ADAPTABLE LAYOUT
- FIVE/SIX DOUBLE BEDROOMS
 - FOUR/ FIVE RECEPTION ROOMS
 - GROUND FLOOR W.C & UTILITY ROOM
 - ATTRACTIVE PRIVATE GARDEN & EXTENSIVE GATED DRIVEWAY
 - VIEWING ESSENTIAL! Tenure: Freehold. EPC 'bbc'

Guide Price: £600,000–£625,000. LEAVING A LASTING IMPRESSION!

Welcome to Gables End, an impressive bespoke 5/6 bedroom detached home set behind a gated entrance, offering over 2,500 sq ft of adaptable & tastefully presented living space, all in the heart of an outstanding well-served village.

Designed with modern family living in mind, this exceptional home combines generous proportions with a bright, free-flowing layout, providing flexibility for growing families, home working, & entertaining. Ideally positioned within easy reach of Newark & Lincoln, within easy reach of excellent local amenities and highly regarded schools.

The substantial accommodation comprises: Entrance hall leading to a versatile ground-floor bedroom/reception room, alongside a dedicated home gym. An inviting inner reception hall opens into the STUNNING OPEN-PLAN LIVING/DINING FAMILY KITCHEN- The true heart of the home!

The kitchen is complemented with a range of integrated appliances and a large utility room, while additional living spaces include a separate study, a cosy snug, a ground floor W.C, and a generous TRIPLE-ASPECT LIVING ROOM-featuring an attractive fireplace with an inset log burner.

Upstairs, the STRIKING GALLERIED LANDING is flooded with natural light, leading to a contemporary family bathroom & FOUR DOUBLE BEDROOMS. Two of which host an en-suite shower room.

Outside, the landscaped garden provides a private and tranquil setting with a variety of seating/ entertaining areas to enjoy throughout the year. The front aspect welcomes a SUBSTANTIAL GRAVELLED DRIVEWAY- Behind the property's impressive gated entrance, suitable for a variety of vehicles.

Further benefits include uPVC double glazing, gas central heating with underfloor heating throughout the ground floor, an EV charging point, an alarm system, and quality oak internal doors throughout.

This DISTINCTIVE & BEAUTIFULLY APPOINTED residence is TRULY AN EXCEPTIONAL FIND! Strong in specification & vast in versatility!

Guide Price £600,000 - £625,000



ENTRANCE HALL:	12'9 x 4'4 (3.89m x 1.32m)
GROUND FLOOR BEDROOM (5)/ SITTING ROOM: Max measurements provided.	12'10 x 9'1 (3.91m x 2.77m)
GYM/ PLAY ROOM/ BEDROOM (6): Max measurements provided.	12'10 x 9'1 (3.91m x 2.77m)
INNER RECEPTION HALL:	9'9 x 6'9 (2.97m x 2.06m)
MAGNIFICENT OPEN-PLAN LIVING/ DINING KITCHEN:	24'7 x 18'3 (7.49m x 5.56m)
LARGE UTILITY ROOM:	10'8 x 6'8 (3.25m x 2.03m)
STUDY:	7'8 x 6'8 (2.34m x 2.03m)
SNUG:	7'1 x 6'5 (2.16m x 1.96m)
GROUND FLOOR W.C:	6'8 x 6'1 (2.03m x 1.85m)
TRIPLE-ASPECT LIVING ROOM:	18'4 x 14'3 (5.59m x 4.34m)
GALLERIED FIRST FLOOR LANDING: Max measurements provided.	25'7 x 10'3 (7.80m x 3.12m)
MASTER BEDROOM Max measurements provided.	22'3 x 18'4 (6.78m x 5.59m)
MASTER EN-SUITE:	11'10 x 5'5 (3.61m x 1.65m)
BEDROOM TWO: Max measurements provided.	18'5 x 17'7 (5.61m x 5.36m)
EN-SUITE SHOWER ROOM:	9'8 x 3'10 (2.95m x 1.17m)
BEDROOM THREE:	12'5 x 8'8 (3.78m x 2.64m)
BEDROOM FOUR: Max measurements provided.	11'5 x 9'7 (3.48m x 2.92m)
FAMILY BATHROOM:	11'10 x 7'8 (3.61m x 2.34m)





EXTERNALLY:

This impressive, individually designed detached home enjoys a private position set back from Collingham High Street, accessed via an attractive walled entrance with high-level wrought-iron double gates. A substantial gravelled driveway provides generous off-road parking for several vehicles and includes an EV charging point, complemented by two external up-and-down wall lights, along with provision for a garden shed.

The exterior has been thoughtfully designed with both practicality and lifestyle in mind. To the side of the property is a gravelled courtyard with a double external power socket, concealed gas and electricity meters, provision for a log store and a secluded seating area. There is a side external entrance door, illuminated by an external up-and-down light. The boundaries comprise a brick wall to the front and left-hand side, with high-level fencing to the right, where a timber pedestrian gate leads into the beautifully maintained rear garden.

The attractive formal garden has been landscaped to create a peaceful and private outdoor retreat. Predominantly laid to lawn, it is framed by well-stocked planted borders featuring a variety of established plants, shrubs and a striking mature silver birch tree. At the heart of the garden is a spacious paved seating and entertaining terrace, ideal for outdoor dining and social gatherings. Additional secluded seating areas are positioned throughout the garden, allowing you to enjoy the sun at different times of the day.

Practical features include five external wall lights, two double external power sockets, an outside tap, and a gravelled pathway that extends around the entire perimeter of the property, providing easy access for maintenance and useful storage areas. The garden enjoys an excellent degree of privacy, enclosed by fenced boundaries to the front and sides, together with a high conifer hedge along the rear, creating a tranquil setting in which to relax and unwind.

Approximate Size: 2,540 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via an 'IDEAL' boiler with under-floor heating complementing the ground floor and traditional radiators to the first floor. There is uPVC double glazing throughout an EV charger and alarm system.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'F'

EPC: Energy Performance Rating: 'tbc'- On Order

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



GROUND FLOOR



1ST FLOOR



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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Local Information & Amenities:

The highly desirable village of Collingham is located approximately 6 miles away from Newark-on-Trent, where there is a fast track railway link to LONDON KINGS CROSS STATION FROM NEWARK NORTH GATE STATION in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The village itself has a vast and growing community that offers a wide range of amenities, rarely available in other surrounding areas. There is a highly regarded Primary School (John Blow), along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. The village also provides excellent access onto the A46 for Lincoln and Newark. There is a railway service to Lincoln, Newark and Nottingham. A regular bus service to Newark and surrounding areas. The village also has a popular Football Club, Cricket Club and Tennis Courts, along with many other clubs. Two Churches and a Methodist Chapel.

Viewing Arrangements:

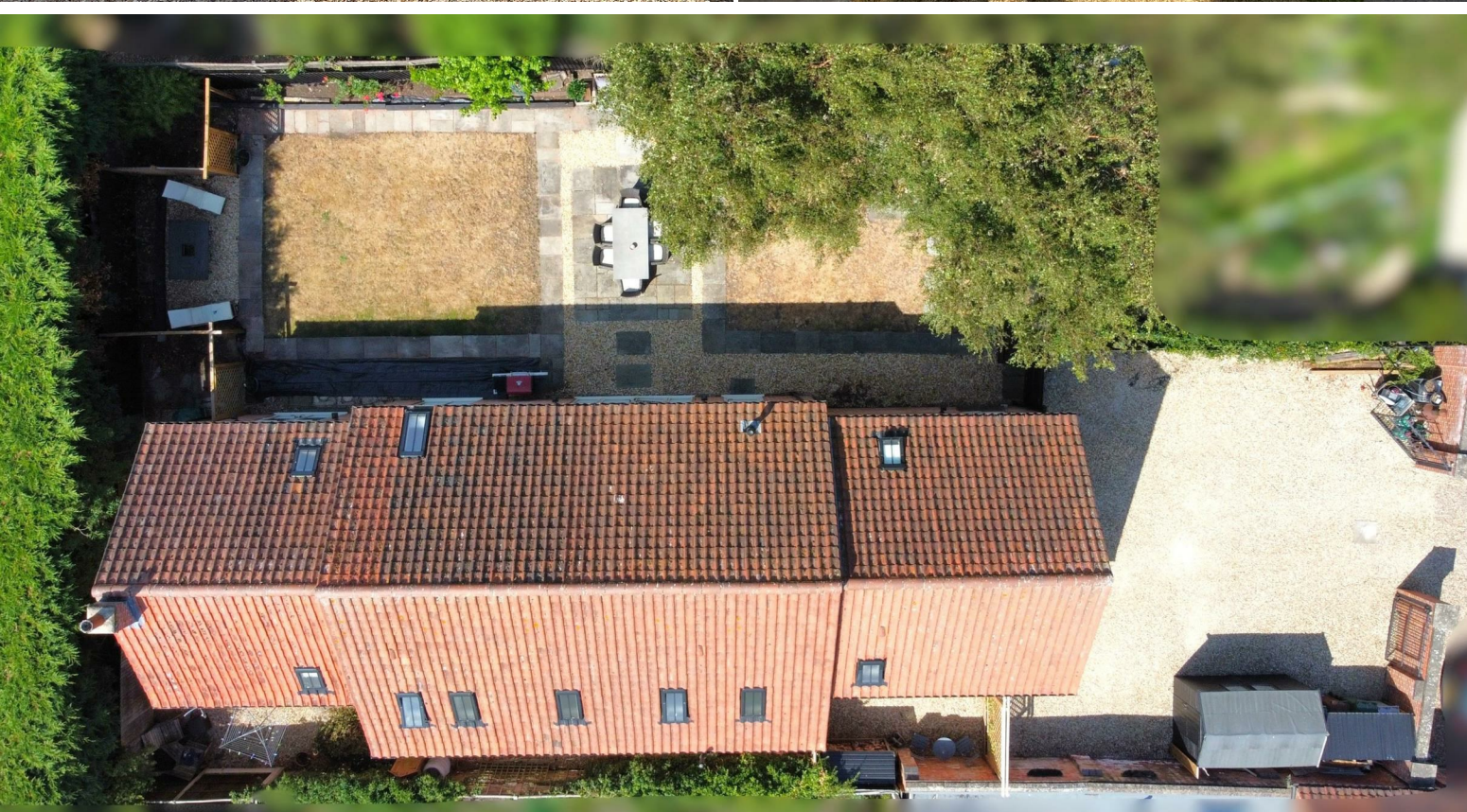
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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