

# Emma Terry Homes

*moving made personal*



## 1 Forest Villa, Main Street

Oxton, Southwell, NG25 0SD

Asking price £415,000



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Positioned in the highly sought-after village of Oxton, this charming period home offers a wonderful blend of character, space, and countryside living. Set in a peaceful yet well-connected location, the property enjoys a generous plot with open aspects and a real sense of privacy.

Inside, the home is both welcoming and versatile, with well-proportioned living spaces designed for modern day-to-day living. From cosy evenings in the reception rooms to relaxed dining overlooking the garden, every space flows effortlessly and offers plenty of potential to make your own.

Upstairs, the property continues to impress with three well-sized bedrooms and a spacious modern bathroom, creating a comfortable layout for families, couples, or those looking for additional home working space.

Externally, the property truly comes into its own. The generous gardens provide a perfect balance of lawn and seating areas, ideal for entertaining or simply enjoying the surroundings. A standout feature is the detached brick and pantile outbuilding, thoughtfully arranged to include a practical store and a converted home office with French doors opening onto a patio.

Located in the heart of Oxton, a picturesque and highly desirable village known for its community feel, countryside walks, and excellent access to nearby amenities and transport links, this is a home that offers both lifestyle and opportunity in equal measure.



## ENTRANCE HALL

Entrance door to property, doors through to lounge and sitting room and stairs to first floor.

## LOUNGE

12'7" x 11'10" (3.86 x 3.62)

A central heating radiator, double glazed window to front and feature fireplace.

## BREAKFAST KITCHEN

16'4" x 8'0" (5.00 x 2.44)

A variety of wall and base units, mosaic splashbacks, an inset stainless steel 1 1/2 bowl sink with mixer tap, built-in oven and five burner gas hob with chimney extractor hood over, space for appliances including plumbing for a dishwasher, three double glazed windows to rear and door through to rear lobby.

## SITTING ROOM

12'3" x 11'10" (3.75 x 3.62)

A central heating radiator, double glazed window to front, a brick fireplace and door through to rear lobby.

## REAR LOBBY

A central heating radiator, doors through to sitting room, breakfast kitchen and utility room and a UPVC double glazed door into the rear garden.

## UTILITY/WC

8'0" x 7'10" (2.44 x 2.40)

A low level flush WC, wash hand basin with mixer tap, a central heating radiator, double glazed obscured window to rear, extractor fan, a wall mounted Baxi combination boiler and fixed worktop with space beneath for appliances including plumbing for a washing machine.

## LANDING

Doors through to Bedroom 1, 2 and 3 and Bathroom.

## BEDROOM 1

12'6" x 12'0" (3.82 x 3.66)

A central heating radiator and double glazed window to front.

## BEDROOM 2

12'8" x 11'10" (3.87 x 3.63)

A central heating radiator and double glazed window to front.

## BEDROOM 3

15'10" x 8'0" (4.84 x 2.44)

A central heating radiator, built-in storage cupboard and double glazed window to rear.

## BATHROOM

Low level flush WC, wash hand basin vanity unit,

Free standing bath with traditional lever head floor standing bath shower mixer tap, glass shower enclosure, a central heating radiator and double glazed window to rear.

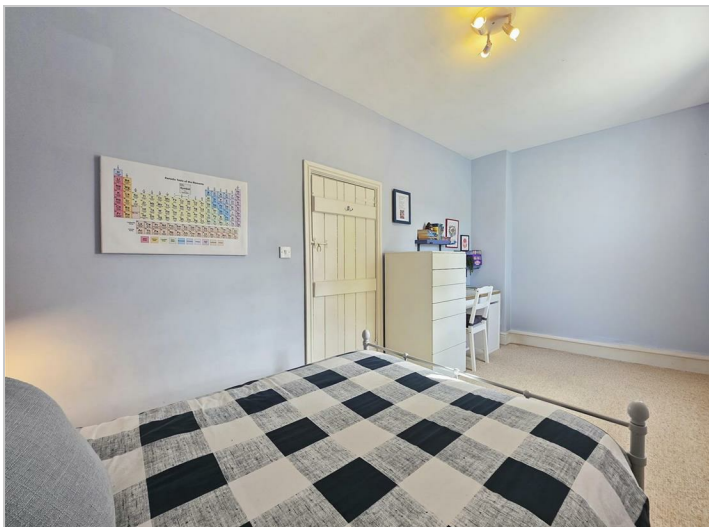
## OUTSIDE

To the front of the property a gate opens onto a generous gravel driveway, providing off-street parking for multiple cars and gated access to rear.

To the rear, the garden is mainly laid to lawn with designated seating areas. A standout feature is the charming brick and pantile outbuilding, cleverly split to offer a practical garden store to the front and a beautifully converted home office to the rear, complete with glazed French doors opening onto a private patio.









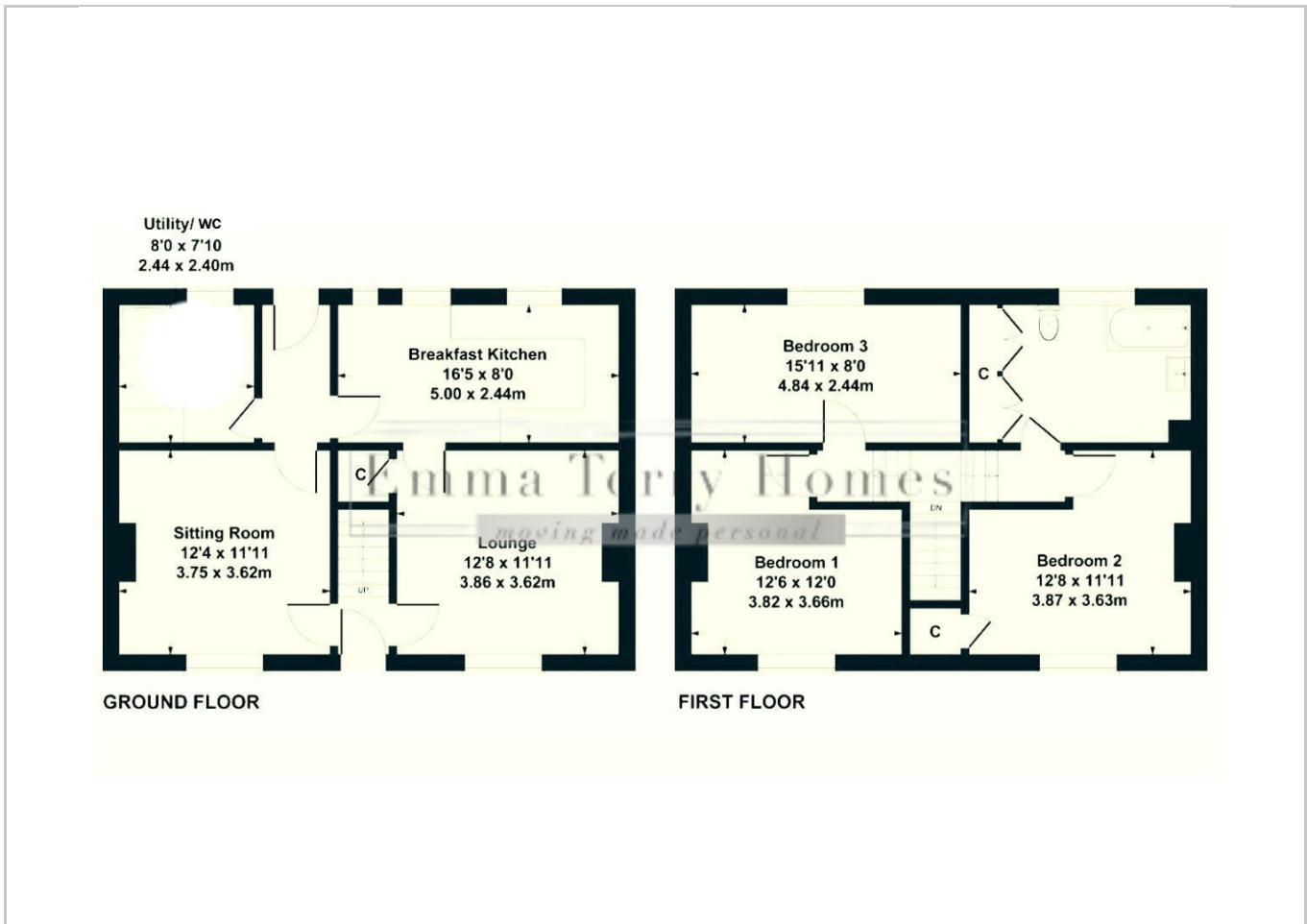
### Road Map



### Hybrid Map



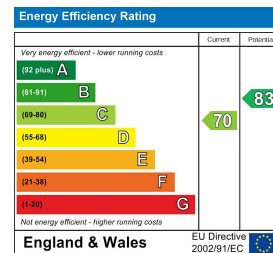
### Terrain Map



### Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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