



Hawton House, Chapel Lane, Epperstone, Nottingham, NG14 6AE



Book a Viewing!

Offers Over £1,000,000

Exceptional Five-Bedroom Detached Home | Total Site Approx. 2 Acres | Self-Contained Third-Floor Annex. A stunning three storey, five-bedroom, four-bathroom detached home set within approximately two acres of private grounds in a highly desirable and secluded village location. Beautifully designed and presented throughout, the property combines contemporary luxury with exceptional space and privacy. The impressive open-plan kitchen, dining and family area forms the heart of the home, providing a superb setting for both family life and entertaining with the addition of a living room and play room as well as utility room and cloakroom/WC with underfloor heating adding comfort throughout the ground floor. The first floor includes bedroom one with luxury en-suite bathroom and walk-in wardrobe, bedroom two with en-suite and two further bedrooms and family shower room. The impressive second floor offers the option of an annex, with spiral staircase leading to a double bedroom with floor to ceiling window offering open views, en-suite wet room and kitchenette. Outside, large driveway with turning area, lawn garden with established trees and flowerbeds, private gravel seating area with steps leading to the gated entrance, approx. 1.65 acre paddock (STS), with stables and tack room. We encourage early viewings to appreciate this delightful and spacious home.





ACCOMMODATION

ENTRANCE VESTIBULE

6' 5" x 7' 9" (1.96m x 2.36m) With glazed panelled entrance door to the entrance vestibule and giving access to the entrance hall.

ENTRANCE HALL

12' x 6' 9" (3.66m x 2.06m) With understairs storage cupboard, underfloor heating, doors to the lounge and dining area and stairs to the first floor landing.

LIVING ROOM

22' x 12' (6.71m x 3.66m) With electric fire, underfloor heating, UPVC double glazed window to the side elevation and double glazed sliding patio door to the front elevation.

PLAY ROOM/SNUG

9' 8" x 13' 6" (2.95m x 4.11m) With underfloor heating and UPVC double glazed window to the rear elevation.

DINING AREA

14' 6" x 12' (4.42m x 3.66m) With underfloor heating, double glazed sliding patio doors to the front garden and steps down to the family room/kitchen.





FAMILY ROOM

17' 11" x 22' 1" (5.46m x 6.73m) With double glazed sliding patio doors to the front garden, double glazed window overlooking the side of the property with views towards side paddock,

KITCHEN AREA

12' x 14' 3" (3.66m x 4.34m) With double glazed sliding patio doors to the rear patio, double glazed window to the rear elevation, having an ample range of wall and floor soft closing cupboards and drawers, undermounted 1½ bowl sink unit with grooved drainer and boiling hot tap, granite work surfaces, integrated fridge freezer and dishwasher, inset six ring induction hob with extractor over, integrated wine cooler, three ovens including a built-in steam oven, fan oven and microwave combi oven with additional warming plate, centre island with integrated bin store, breakfast bar and further soft closing cupboards and pan drawers and underfloor heating.



UTILITY ROOM

11' 9" x 7' 5" (3.58m x 2.26m) With a range of floor mounted units with work surface over, splash tiled surround, stainless steel single drainer sink unit, double glazed window and double glazed door to the rear elevation, space and plumbing for washing machine, space for tumble dryer, coat hooks and shelving.

CLOAKROOM/WC

6' 3" x 5' 3" (1.91m x 1.6m) Having sensor lighting, enclosed toilet cistern WC, wash hand basin, underfloor heating, UPVC double glazed obscured window to the rear elevation and mirror light.



STORE

Providing shelving and coat hooks.

FIRST FLOOR LANDING

With two radiators, double glazed window to the front elevation, access to the roof space and office/seating area with further UPVC double glazed window to the rear elevation.

BEDROOM 1

19' 4" x 22' (5.89m x 6.71m) With double glazed sliding patio door to Juliet balcony, two vertical radiators, doors to the walk-in wardrobe and en-suite and a double glazed sliding patio door to the side elevation which leads to the balcony.



BALCONY

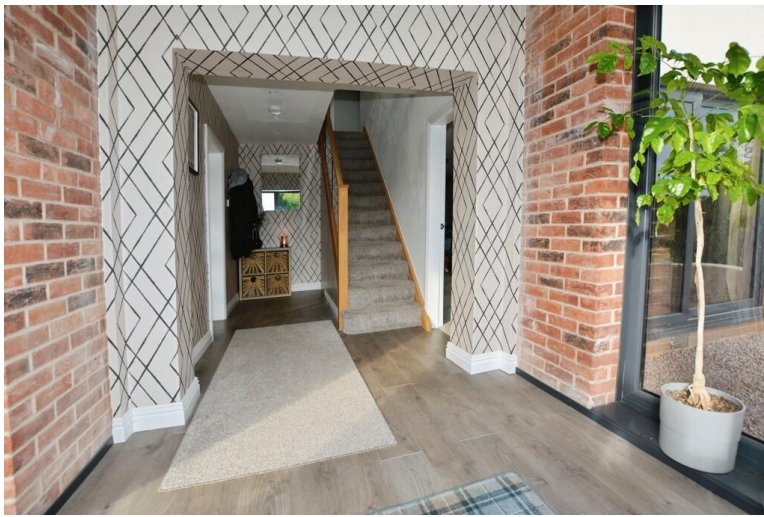
With glazed surround and views over the side of the property and adjoining paddock and a tiled seating area.

EN-SUITE BATHROOM

8' 2" x 13' 2" (2.49m x 4.01m) With enclosed toilet cistern WC, wash hand basin with vanity storage, double ended bath, walk-in shower cubicle with drench head shower and hand held shower, UPVC double glazed window to the side elevation, heated towel rail and tiled flooring.

WALK-IN WARDROBE

7' 11" x 5' 8" (2.41m x 1.73m) With sensor lighting, radiator and UPVC double glazed window to the side elevation.



BEDROOM 2

12' x 12' (3.66m x 3.66m) With UPVC double glazed window to the front elevation, mirror fronted wardrobes, radiator and door to en-suite.

EN-SUITE SHOWER ROOM

4' 3" x 5' 6" (1.3m x 1.68m) With enclosed toilet cistern WC, wash hand basin with vanity storage below, vertical radiator, walk-in shower with drench head shower and hand held shower unit, sensor lighting, tiled flooring and tiled walls.

BEDROOM 3

14' 3" x 12' (4.34m x 3.66m) With UPVC double glazed window to the front elevation and radiator.



BEDROOM 5

7' 10" x 10' 5" (2.39m x 3.18m) With UPVC double glazed window to the side elevation and radiator.

SHOWER ROOM

5' 6" x 11' 8" (1.68m x 3.56m) With enclosed toilet cistern WC, wash hand basin with vanity storage below, heated towel rail, walk-in shower and two UPVC double glazed windows to the rear elevation.

SECOND FLOOR LANDING

With a spiral staircase from the first floor giving access to the second floor which is an ideal annex space.

BEDROOM 4

18' x 22' (5.49m x 6.71m) With access to ample eaves storage space, two Velux windows to the rear elevation and large gable end double glazed window to the side elevation offering field views and two radiators.



EN-SUITE SHOWER ROOM (WET ROOM)

8' 4" x 5' 2" (2.54m x 1.57m) With low level WC, wash hand basin with vanity storage, walk-in shower with drench head shower and hand held shower, eaves storage and two Velux windows to the rear elevation.

KITCHENETTE

8' 4" x 5' 2" (2.54m x 1.57m) With a range of base units with work surface, inset sink, two ring induction hob, space for a small fridge freezer and access to eaves space.

OUTSIDE

The property sits elevated from the road and has a driveway with gravelled parking area for three/four cars, lawned front garden and retaining wall which sweeps around the front of the property. The Tarmac driveway leads to the rear of the property with lawned borders and flowerbeds, a variety of established trees and formal lawn area which leads up to the rear paddock.

PRIVATE REAR PATIO

With steps leading up to the side lawned area and access to the rear garden which has a bin store and outside tap.

ADJOINING PADDOCK

With gated access to a totally enclosed area within a hedge and fence boundary and with water connection. The rear paddock extends to approx. 1.65 acres (STS).





STABLE BLOCK

With two stables and a tack room, all having light and power.

NOTE

There is a public footpath which runs to the paddock side of the rear fenced area. Further details are available upon request from the agent.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.



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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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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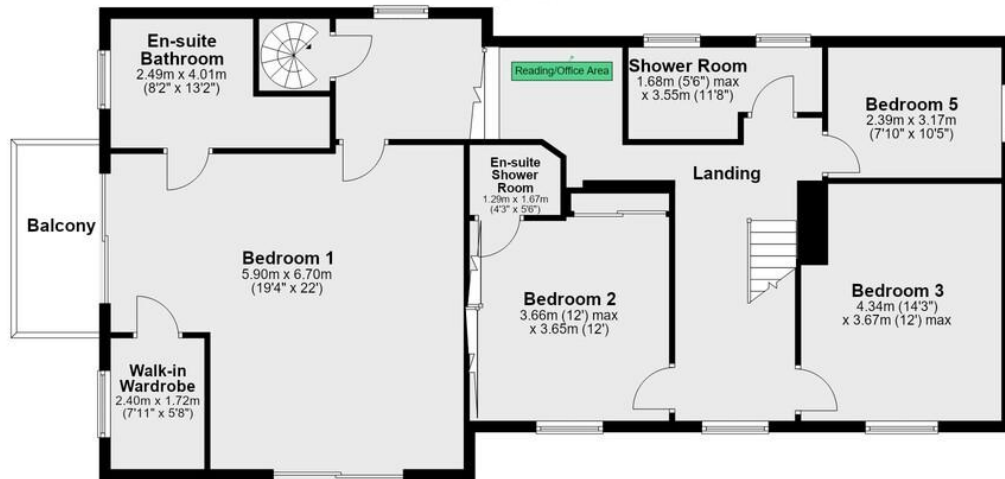
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First Floor

Approx. 122.3 sq. metres (1316.7 sq. feet)
(excluding Balcony)



Ground Floor

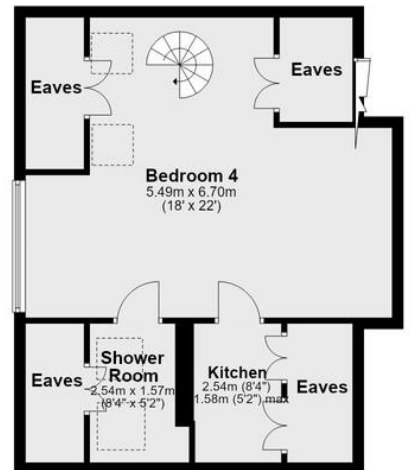
Approx. 125.9 sq. metres (1355.2 sq. feet)



For Illustration Purposes Only
Plan produced using PlanUp.

Second Floor

Approx. 51.1 sq. metres (549.7 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.