



Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES



12 Archers Field Southwell NG25 0RL £635,000 Freehold

This impressive 5 bedroom detached home offers the rare combination of modern construction and the individuality of a beautifully considered interior. Extensively refurbished and upgraded by the current owners in recent years, it is a genuine turn-key home of great distinction.

Arranged over three floors and extending to approximately 2,131 sq ft, the accommodation has been designed around modern family living. At its heart is a superb open-plan kitchen, dining and family space, fitted with a bespoke Kesseler kitchen with quartz worktops, large island, Quooker tap and integrated Bosch appliances. Crittall windows and French doors connect the interior with the garden, while a separate dual-aspect lounge provides a more relaxed and traditional living space.

The same attention to detail continues upstairs. Five bedrooms are arranged across the first and second floors, complemented by two en-suite bath/shower rooms and an additional shower room, creating excellent flexibility for a family, guests or those needing space to work from home.

Outside, the landscaped rear garden has been designed to be attractive without becoming demanding, with established planting, pleached hedging, raised beds, seating areas and a low-maintenance lawn. A double-width driveway and detached double garage provide particularly useful parking and storage.

What makes this home especially appealing, however, is its completeness. The kitchen, bathrooms, flooring, glazing, decoration and landscaping combine to create a house that feels cohesive rather than simply updated room by room. For buyers wanting the convenience of a modern home without the time, cost and disruption of carrying out improvements themselves, it offers the opportunity to simply move in and enjoy.

Set within a quiet cul-de-sac, Archers Field also combines its residential setting with excellent convenience for Southwell. The town offers an excellent range of independent shops, restaurants, everyday amenities and highly regarded schooling, making this an appealing choice for buyers who want a substantial family home while remaining within easy reach of the centre of one of Nottinghamshire's most desirable market towns.



The professionally landscaped rear garden is a sanctuary of calm, relaxation and minimal maintenance.



The newly fitted bespoke open-plan Kessler 'living' kitchen dining room is one of the many highlights of this outstanding property. Finished in Indigo Blue with large island unit it comprises high quality quartz work tops, inset Franke sink, integrated combi oven/grill, induction hob, extractor, fridge freezer, wine cooler, plus Quooker instant boiling water system and filtration unit.

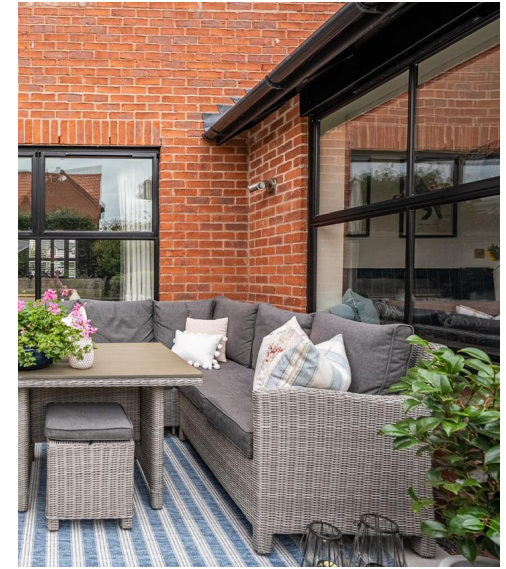




Elegant and well proportioned reception rooms are beautifully presented with their own distinct character. The main living room with feature fireplace is luxuriously presented and decorated, whilst the family/ snug area of the kitchen is both cosy and stylish.



Attention to detail is the theme running throughout the entire house. This is highlighted by the use of bespoke Crittall French doors and windows at the rear, further enhancing the architectural appeal.





(Left and below). The second floor does not compromise on space or comfort. There are two exquisitely presented double bedrooms (with fitted storage) served by a luxury re-fitted shower room.





Council Tax Band : E

Heating : Gas central heating

Mains drainage

Catchment for the Minster School
(Southwell)

Newark Northgate station (to London
King's Cross) : Approx. 12 miles

Viewing strictly by appointment through
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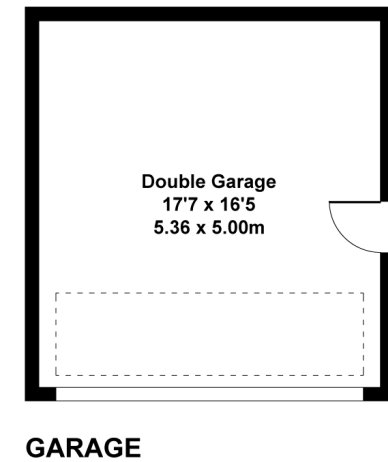
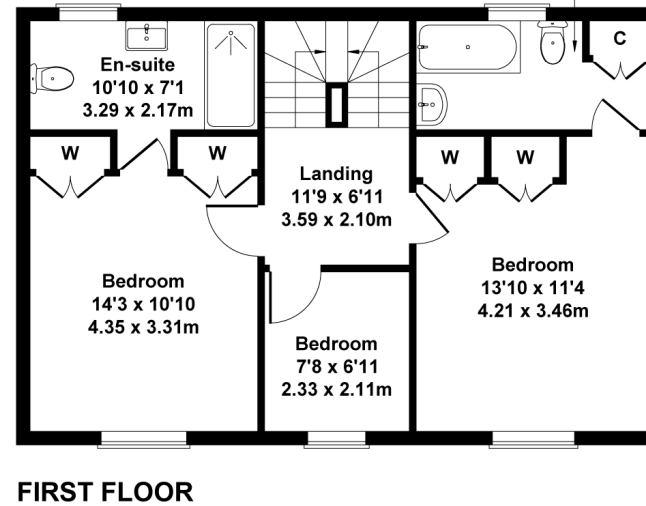
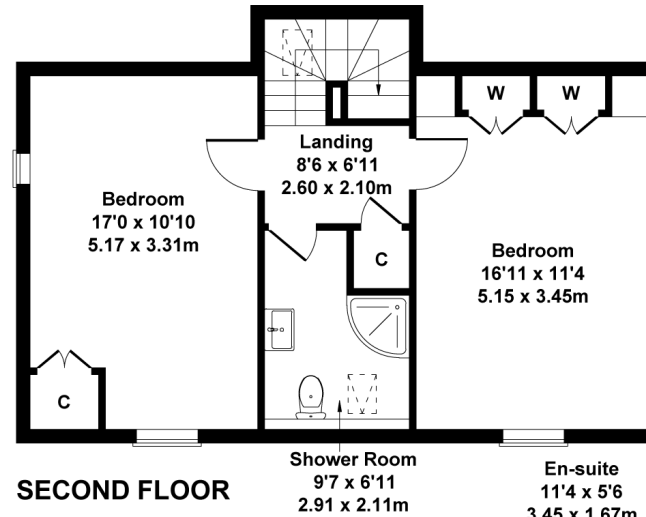
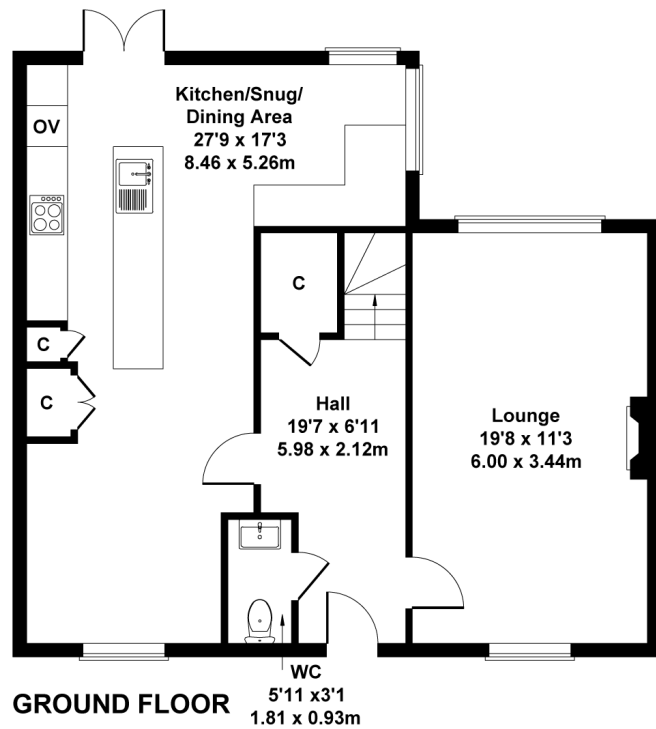


12 Archers Field, Southwell, Nottingham, NG25 0RL

Approximate Gross Internal Area
2131 sq ft - 198 sq m



12 Archers Field SOUTHWELL NG25 0RL	Energy rating	Valid until:	2 June 2036
	C	Certificate number:	2314-9483-0103-1319-1285



Not to Scale. Produced by The Plan Portal 2026
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