



1 School Lane, Farndon, Newark,
Nottinghamshire, NG24 3SL

Asking Price £750,000

Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

SALE AGREED ON FIRST VIEWING!

Occupying a delightful secluded position within the highly regarded village of Farndon, 1 School Lane is an individually designed and constructed six-bedroom dormer bungalow completed in 2022, offering an exceptional level of versatile accommodation extending to approximately 2,650 square feet. Thoughtfully designed with both family living and entertaining in mind, this substantial contemporary home combines impressive proportions with modern energy-efficient living, all set within beautifully maintained wraparound gardens.

The property is approached via a driveway shared with just two neighbouring properties, creating an excellent degree of privacy and seclusion. A generous driveway provides parking for up to six vehicles and leads to an extremely useful detached outbuilding incorporating a double garage and adjoining carport. Above the garage is a substantial hobbies room with power and lighting connected, offering excellent versatility and potential for use as a home office, studio or gymnasium. An electric vehicle charging point is also installed.

Internally, the accommodation is centred around a superb open-plan dining living kitchen, forming the true heart of the home and providing an impressive space for both everyday family life and entertaining. The property further benefits from a utility room and a spacious entrance hallway which immediately sets the tone for the generous proportions found throughout.

A particular feature of the property is the flexibility of the accommodation, ideally suited for modern family living or those requiring substantial ground floor bedroom space. Four of the six bedrooms are located on the ground floor, three of which benefit from en suite facilities. In addition, there is a separate shower room serving bedroom six, which could equally be utilised as a home office, study or additional reception room if required. This versatile arrangement makes the property especially appealing for multi-generational living or purchasers seeking accessible ground floor accommodation.

To the first floor are two particularly generous double

bedrooms arranged around a spacious landing area, creating an excellent degree of separation from the ground floor accommodation. One of the first-floor bedrooms benefits from its own en suite bathroom, whilst both rooms enjoy excellent proportions and flexibility of use.

The bedroom accommodation is complemented by two substantial reception rooms, including an impressive 27ft living room together with a superb 20ft garden room enjoying attractive views across the surrounding gardens and providing excellent additional living and entertaining space.

Externally, the gardens wrap around the property to the front, side and rear, being predominantly laid to lawn and complemented by attractive patio seating terraces ideal for outdoor entertaining and al fresco dining. Further gravelled hardstanding areas provide useful additional storage space suitable for a caravan, motorhome or boat.

The property has been designed with efficiency and modern comfort in mind, incorporating an air source heat pump heating system with underfloor heating throughout the ground floor and radiators serving the first floor, together with high-performance double glazed windows.

Farndon is widely regarded as one of the most desirable villages surrounding Newark-on-Trent, combining a thriving village community with excellent everyday amenities and superb transport connections. Situated approximately two miles south of Newark town centre, the village enjoys a picturesque setting alongside the River Trent and offers an appealing balance of countryside living and accessibility.

The village itself provides an excellent range of amenities including a well-regarded primary school, village shop, public houses, cafes and highly regarded riverside restaurants. Farndon is particularly popular for its attractive riverside setting, with scenic walks along the River Trent, Farndon Marina and open green spaces all contributing to the village's strong lifestyle appeal. The recently improved sports ground and cricket club pavilion further enhance the excellent recreational facilities available within the village.

For commuters, Farndon is exceptionally well placed. Newark Northgate railway station provides regular direct services to London King's Cross in approximately 75 minutes, whilst the nearby A46 and A1 offer convenient road access to Nottingham, Lincoln, Leicester and the wider East Midlands region.

Newark-on-Trent itself offers an extensive range of shopping, leisure and educational facilities, together with a historic market square, cafes, restaurants and independent retailers. The combination of excellent connectivity, strong community atmosphere and attractive riverside surroundings continues to make Farndon one of the most sought-after villages in the Newark area.

A substantial individually designed modern home offering highly flexible accommodation, impressive ancillary space and beautifully private gardens within one of Nottinghamshire's most desirable villages.

This individually built and designed dormer bungalow offers in the region of 2,650 sq ft of living accommodation arranged over two levels. Constructed to a very high standard with brick elevations under a tiled roof covering. Central heating is from an air source heat pump with underfloor central heating to the ground floor and radiators to the first floor. There are uPVC double glazed windows to the front elevation and high performance wood framed double glazed windows to the rear.

The living accommodation can be described in more detail as follows

GROUND FLOOR

Oak framed storm porch with tiled roof canopy leading to the entrance hall.



ENTRANCE HALL

33'7 x 3'10 (10.24m x 1.17m)

Reclaimed brick arch and solid oak front entrance door from the original bungalow which stood on this site. Leads to the spacious, open plan entrance hallway. Ceramic tile floor, built in cloaks cupboard, bespoke staircase with oak steps and balustrade lead to the first floor landing gallery.



OPEN PLAN LIVING AND DINING KITCHEN

21'6 x 14'5 (6.55m x 4.39m)

(plus 8'5 x 6'1)



Range of good quality blue shaker design kitchen units comprising base cupboards and drawers with slate design, compact laminate working surfaces over incorporating a composite one and a half bowl sink and drainer with mixer tap. Fitted family dining table with solid oak top with space for at least six people. Integral appliances include two Zanussi electric ovens, induction hob, Zanussi dishwasher, tall double fridge and tall double freezer. Bespoke glass splashback, matching wall mounted cupboards, bespoke wine rack made from reclaimed idigbo wood from the staircase of the old house which formally stood on the site. Seating area with ample space for a comfortable sofa, wood framed, double glazed bi-folding patio doors give access to the garden room.



UTILITY ROOM

9'10 x 5'8 (3.00m x 1.73m)

Ceramic tile floor, built in cupboard housing the underfloor central heating manifolds. Range of fitted shaker design units matching the kitchen units with base cupboards, slate design compressed laminate working surfaces over, with inset stainless steel sink and drainer, matching wall mounted cupboards, plumbing and space for automatic washing machine, space for dryer. Built in shoe storage cupboard.



GARDEN ROOM

20'4 x 13'10 (6.20m x 4.22m)

UPVC double glazed window and set of French doors give access to the patio terrace and rear garden. Karndean flooring, two roof lights.



LIVING ROOM

27'4 x 15' (8.33m x 4.57m)

This impressive room has a high vaulted ceiling, three uPVC double glazed windows overlooking the rear garden. Brick built fireplace with tiled hearth housing a Charnwood Island multifuel stove, Karndean flooring.



LOBBY

11'6 x 3'4 (3.51m x 1.02m)

Karndean flooring, connecting to bedrooms one and two.

BEDROOM ONE

15'4 x 15'1 (4.67m x 4.60m)

(plus 4'1 x 3'5)

High vaulted ceiling, two wood framed double glazed windows to rear elevation, Karndean flooring. Loft access hatch.



EN SUITE BATH AND SHOWER ROOM

11'2 x 7'4 (3.40m x 2.24m)

Wood framed double glazed window to side elevation. High quality white suite comprising low suite WC, wash hand basin with vanity cupboards under, freestanding slipper bath. Double shower with glass enclosure and sliding screen doors. Tiled walls, wall mounted rain and hand shower. Part tiled walls, ceramic tiled flooring, extractor fan.



BEDROOM TWO

11'10 x 12'7 (3.61m x 3.84m)

Wood framed double glazed window to side elevation, Karndean flooring.



EN SUITE SHOWER ROOM

6'6 x 5'5 (1.98m x 1.65m)

White suite comprising low suite WC, wash hand basin with vanity cupboards below, tiling to splashbacks. Shower cubicle with fully tiled walls, glass screen enclosure and sliding doors, extractor fan, electrically heated chrome towel radiator, LED ceiling light.



BEDROOM THREE

12'5 x 9'10 (3.78m x 3.00m)

LED downlights, uPVC double glazed window to front elevation, Karndean flooring.



EN SUITE SHOWER ROOM

6'4 x 5'6 (1.93m x 1.68m)

White suite comprising low suite WC, wash hand basin with vanity cupboard under, tiled shower cubicle with sliding glass screen doors, wall mounted shower. Heated chrome towel radiator, extractor fan, LED ceiling light.



BEDROOM SIX/ STUDY

12'5 x 9'11 (3.78m x 3.02m)

UPVC double glazed window to the front elevation, Karndean flooring, LED downlights. Versatile room, currently used as a home office and could be used as a further ground floor bedroom if required.



SHOWER ROOM

8'3 x 5'4 (2.51m x 1.63m)

Fitted with a modern white suite comprising wash hand basin with integral counter and vanity cupboards under. Low suite WC, double shower cubicle with tiled walls, glass screen door, rain head and hand shower. Electrically heated chrome towel radiator, extractor fan, LED ceiling lights.



FIRST FLOOR

GALLERY LANDING

15' x 7'5 (4.57m x 2.26m)

Two Velux roof lights, vaulted ceiling, radiator.



BEDROOM FOUR

16'4 x 14'8 (4.98m x 4.47m)

Vaulted ceiling, two Velux roof lights, reclaimed idigbo box step to access Velux roof light for fire escape, loft access hatch, LED ceiling lights, radiator.



EN SUITE SHOWER ROOM

11'7 x 5'7 (3.53m x 1.70m)

Velux roof light, radiator. White suite comprising low suite WC, wash hand basin with vanity cupboards under, long countertop, double shower with tiling to walls, glass screen and flipper door, wall mounted Tritan electric shower.



BEDROOM FIVE

15'9 x 14'7 (4.80m x 4.45m)

Vaulted ceiling, two Velux roof lights, reclaimed idigbo box step to access Velux roof light for fire escape. Radiator, LED ceiling lights.



OUTSIDE

DOUBLE GARAGE, CAR PORT AND HOBBIES ROOM

This double garage, hobbies room and integral car port is constructed of brick under a tiled roof covering.

DOUBLE GARAGE

19'10 x 16'7 (6.05m x 5.05m)
(overall measurement including storage room)

Electrically operated roller shutter door, power and light connected, stainless steel sink with mixer tap, working surfaces and wall mounted cupboards. PVC personal entrance door. Wooden steps giving access to first floor.

HOBBIES ROOM

17'3 x 12'2 (5.26m x 3.71m)

Electric radiator, Velux roof light, dog bed recess, plywood cladding to walls and ceiling. LED downlights and four double power points. This room could be used as a hobbies room or alternatively would be ideal as a home office. Doorway to room two.



ROOM TWO

12'2 x 8'1 (3.71m x 2.46m)

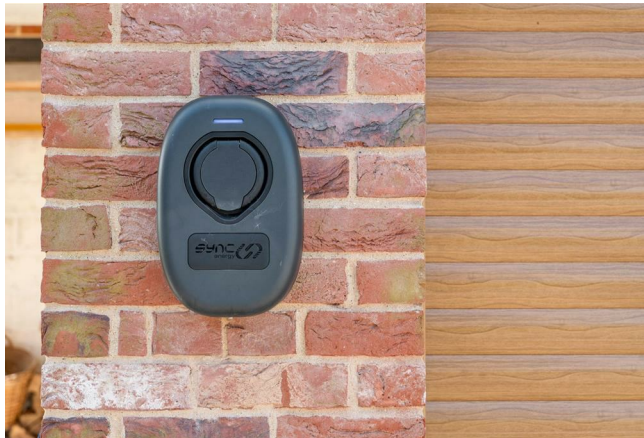
Storage room/ potential home office.



CAR PORT

21'4 x 8'9 (6.50m x 2.67m)

Power and light connected. Sync Energy electric vehicle charging point.



The property is approached by a driveway with tarmacadam surface with shared access with two neighbouring properties. There is a tarmac driveway located to the side of the house providing off road car parking for up to six vehicles. This in turn leads to the garage and car port. Brick built wall and close boarded wooden fence along the front boundary. There is a gravelled hard standing suitable for storage of a boat,

motorhome or caravan.

Attractive lawned gardens extend to the front, side and rear of the property. Paved pathway to the front door and oak framed canopy storm porch. The lawned gardens continue to the side of the property with an established hawthorn hedge to the boundary. Large concrete base suitable for a shed if required. There is a large lawned area to the rear connecting to the rear boundary where there is a brick built wall. Spacious paved patio terrace connects to the rear of the house. Outside tap and electric powerpoints. These attractive wrap around gardens offer a peaceful and secluded environment.





PLAN

A plan is attached for identification purposes only.

TENURE

The property is freehold.

SERVICES

Mains water, electricity and drainage are all connected to the property. There is no mains gas connected. Central heating is from the air source heat pump providing underfloor central heating to the ground floor and heating to the radiators on the first floor.

Ownership of the shared tarmac access driveway will be retained by the current occupiers and provide access to the new plot where their new home will be built.

POSSESSION

Vacant possession will be given on completion.

VIEWING

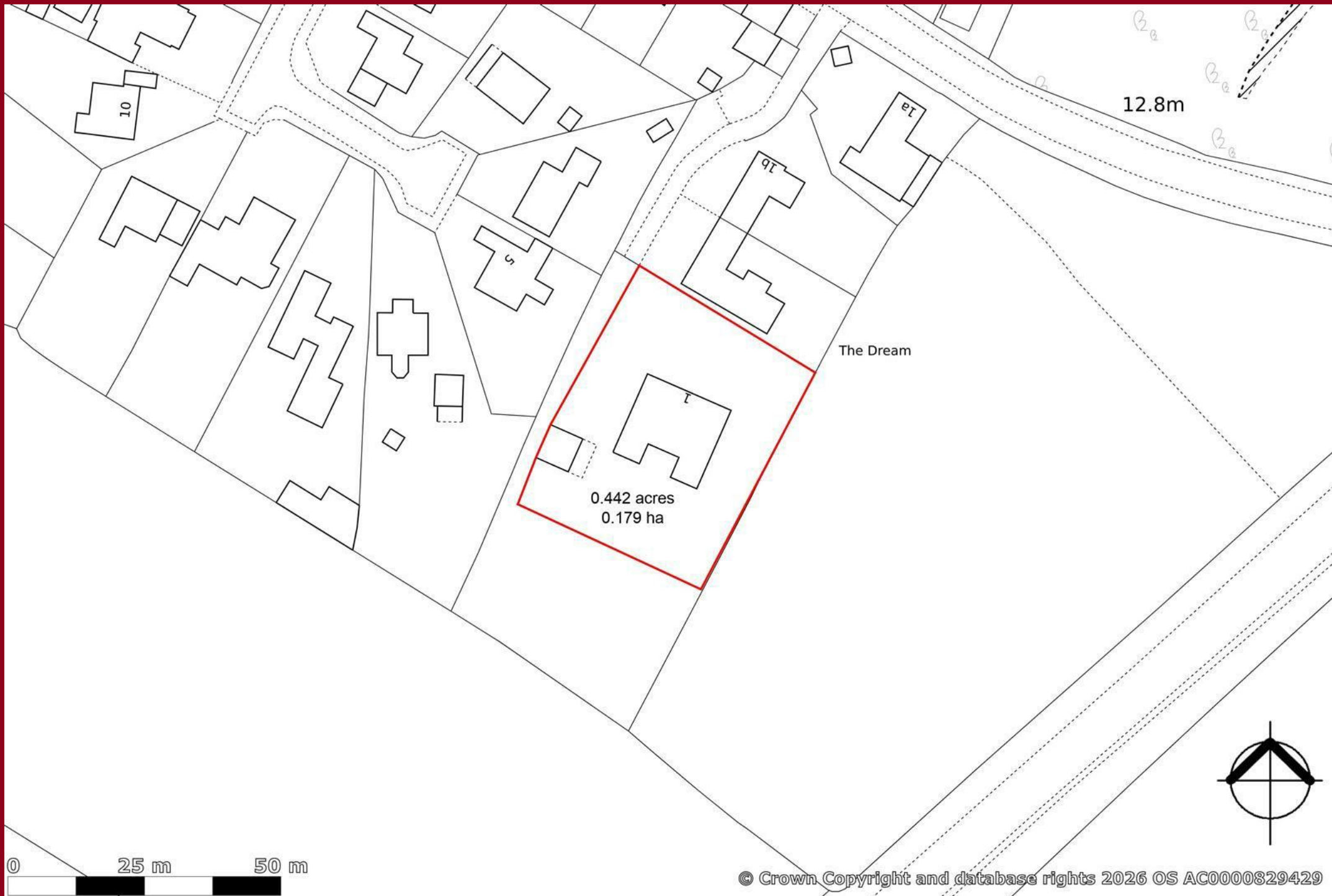
Strictly by appointment with the selling agents.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band G



1 School Lane, Farndon
Approximate Gross Internal Area
Main House = 283 sq.m/3042 sq.ft
Garage = 61 sq.m/654 sq.ft
Total = 344 sq.m/3696 sq.ft

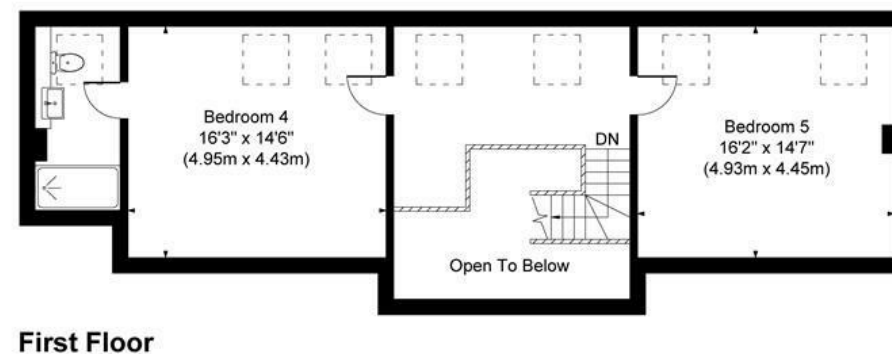
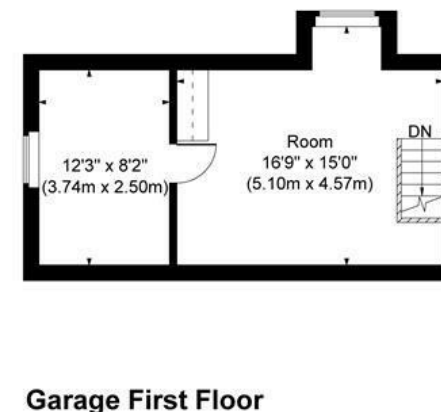
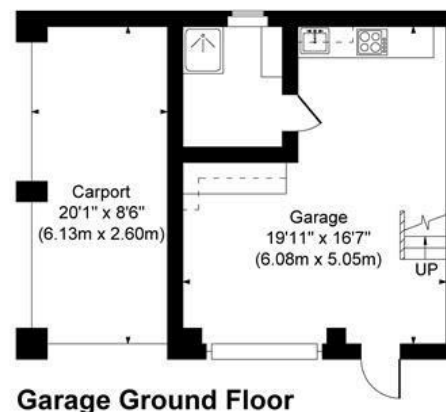
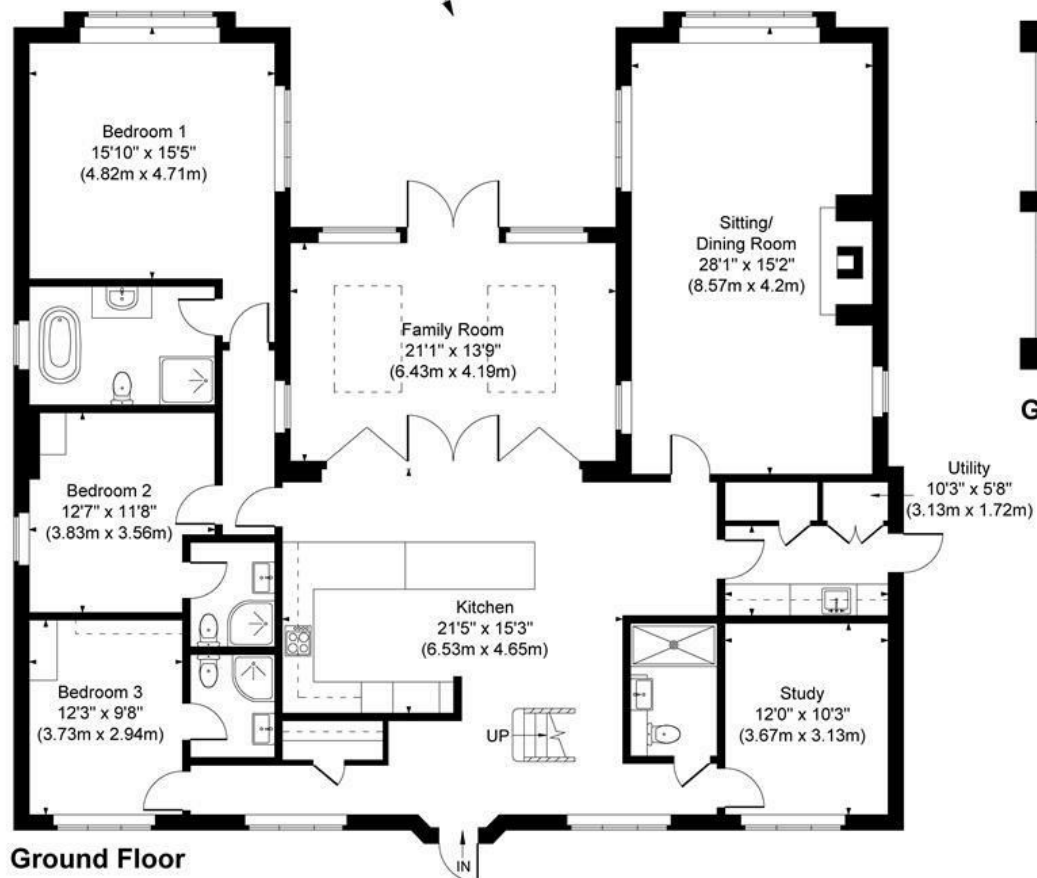
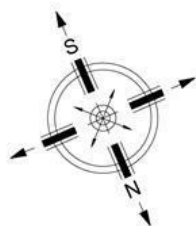
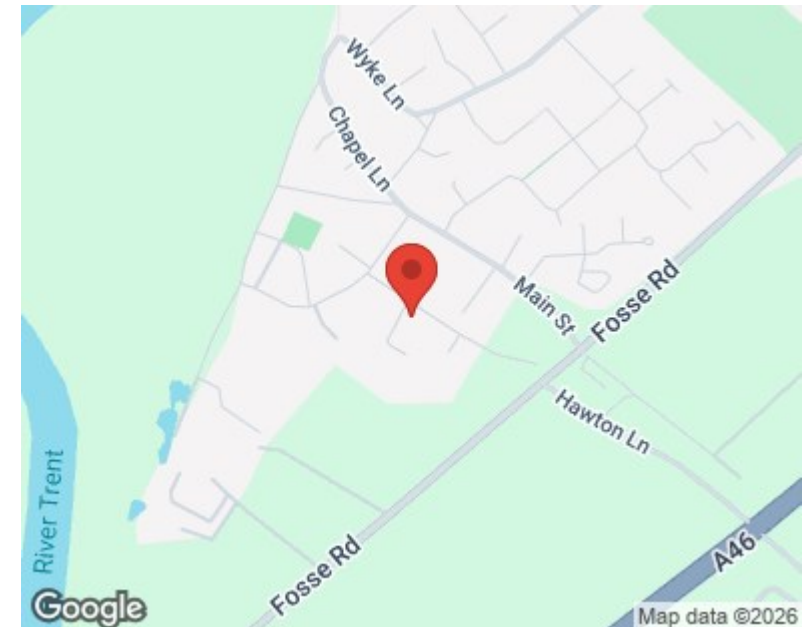


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers