



Buttercross Estates

White Hart Lane, Collingham



Full of character and offering fantastic potential, Woods Cottage is a charming two-bedroom home set within the heart of the highly desirable village of Collingham.

End Terraced House

£150,000

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Video Tour



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www.buttercrossestates.com



Newark Beacon, Cafferata Way,
Newark On Trent, NG24 2TN

SUMMARY

Full of character and offering fantastic potential, Woods Cottage is a charming two-bedroom home set within the heart of the highly desirable village of Collingham. Requiring renovation and modernisation throughout, this is an exciting opportunity for buyers looking to create a home tailored to their own tastes, whether as a first-time purchase, investment or characterful village retreat.

The accommodation offers well-proportioned living space across two floors, beginning with a generous dual-aspect living and dining room, where exposed ceiling beams provide a wealth of character and create a warm, welcoming atmosphere. The adjoining kitchen offers ample space for redesign and improvement, with scope to create a modern and practical family kitchen. A useful ground floor WC completes the downstairs accommodation.

Upstairs, the property features two bedrooms, including a spacious principal bedroom enjoying dual-aspect windows that fill the room with natural light. The second bedroom is ideal as a guest room, nursery or home office, while the family bathroom serves both bedrooms and presents an excellent opportunity for refurbishment.

Outside, Woods Cottage benefits from an enclosed rear garden offering a pleasant outdoor space to relax, entertain or further landscape to suit individual tastes. The garden provides a peaceful setting with plenty of potential to create an attractive extension of the home.

For buyers searching for a renovation project, this property offers the chance to add significant value while retaining the charm and character of a traditional cottage. With its appealing period features, generous room sizes and sought-after village setting, Woods Cottage presents an excellent opportunity to create a truly special home.

THE AREA

Collingham is one of the area's most popular villages, offering an excellent range of everyday amenities including a Co-op supermarket, independent shops, cafés, pubs, takeaways, a medical centre, pharmacy and highly regarded primary school.

The village also benefits from a railway station providing direct services to Newark, Lincoln and Nottingham, making it an excellent choice for commuters. Newark-on-Trent is just a short drive away, offering a wider selection of shopping, leisure facilities, restaurants and excellent road links via the A1, making this an ideal location for those seeking village living without compromising on convenience.

THE HOME

Utility -

WC (1.87m x 1.20m) -

Kitchen (3.47m x 2.88m) -

Living Room (5.88m x 3.37m) -

Bedroom One (4.26m x 3.44m) -

Bedroom Two (2.87m x 2.41m) -

Bathroom (2.46m x 2.17m) -

Externally - The property is accessed by foot down a path off White Hart Lane. There is an enclosed rear garden but there is no parking.

FULL PROPERTY LISTING

<https://buttercrossestates.com/property/white-hart-lane-collingham-ng23-7lx/>

VIRTUAL TOUR

<https://my.matterport.com/show/?m=FQqVmbGFrVV>

VIDEO TOUR

<https://www.facebook.com/reel/1025450080406912>



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PeterM



I highly recommend Buttercross Estates. Moving house as we know is a very stressful process. When an estate agent takes the time to contact you with updates and ensures your buyers are well informed then at least one half of the process is stress free. When you add in advice and a shoulder to cry on the service goes above and beyond. I would definitely use them again and I thank them for the care and attention through out. Well done all.

Heather V



As first time buyers, we really appreciated the helpful and efficient service that Buttercross provided throughout our journey; from the ease of booking our first viewing; to the speed in which the keys were brought to us on completion day. We were even given a handy welcome hamper with food, drinks and vouchers, and a card - with a handpainted picture of our new home. We would recommend Buttercross - thank you!



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