



Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

'Ridgeway House' 31A Ridgeway Close Farnsfield NG22 8DT



Offers in the region of £315,000 Freehold - No onward chain

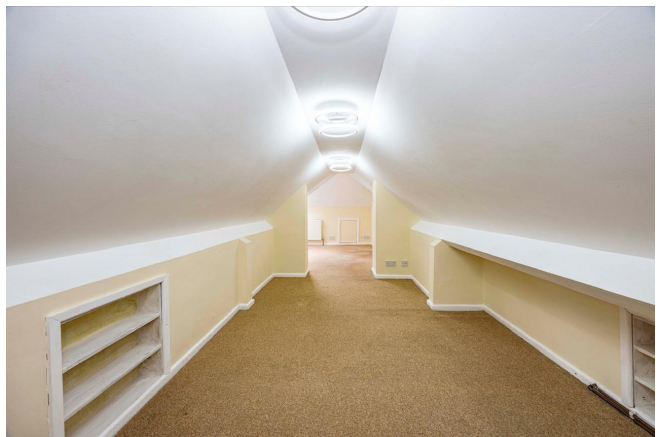


A deceptively spacious and immaculately presented four bedroom chalet-style home, occupying a convenient position within easy reach of Farnsfield village amenities, primary school and excellent transport links. Offered to the market with no onward chain, the property combines versatile accommodation with modern presentation, making it ideal for families, downsizers seeking flexibility, or buyers looking for a turn-key home.

The accommodation is both practical and surprisingly spacious, with a central hallway with stairs to the first floor, generous lounge featuring a wood-burning stove and attractive arched opening through to the dining room, creating an excellent flow for living and entertaining. The re-fitted kitchen has been stylishly modernised with contemporary cabinetry and integrated appliances, while the ground floor bathroom has also been upgraded to provide a clean, modern finish. A particular feature of the property is its flexible bedroom arrangement, with two well-proportioned ground floor bedrooms alongside two further bedrooms to the first floor. The upstairs accommodation feels especially spacious, with a large landing area and excellent built-in storage, offering potential for a variety of uses including guest accommodation, hobbies or home working.

Outside, the property enjoys a neatly maintained garden with lawn and seating areas, together with gated off-road parking providing ample space for multiple vehicles. The enclosed plot offers a good degree of privacy and low-maintenance practicality. Farnsfield remains one of the area's most sought-after villages, well known for its excellent range of everyday amenities, popular schooling, village pubs, cafes and countryside surroundings, whilst remaining highly accessible for commuting into Southwell, Newark and Nottingham. Early viewing is strongly recommended to appreciate the space, presentation and versatility on offer.

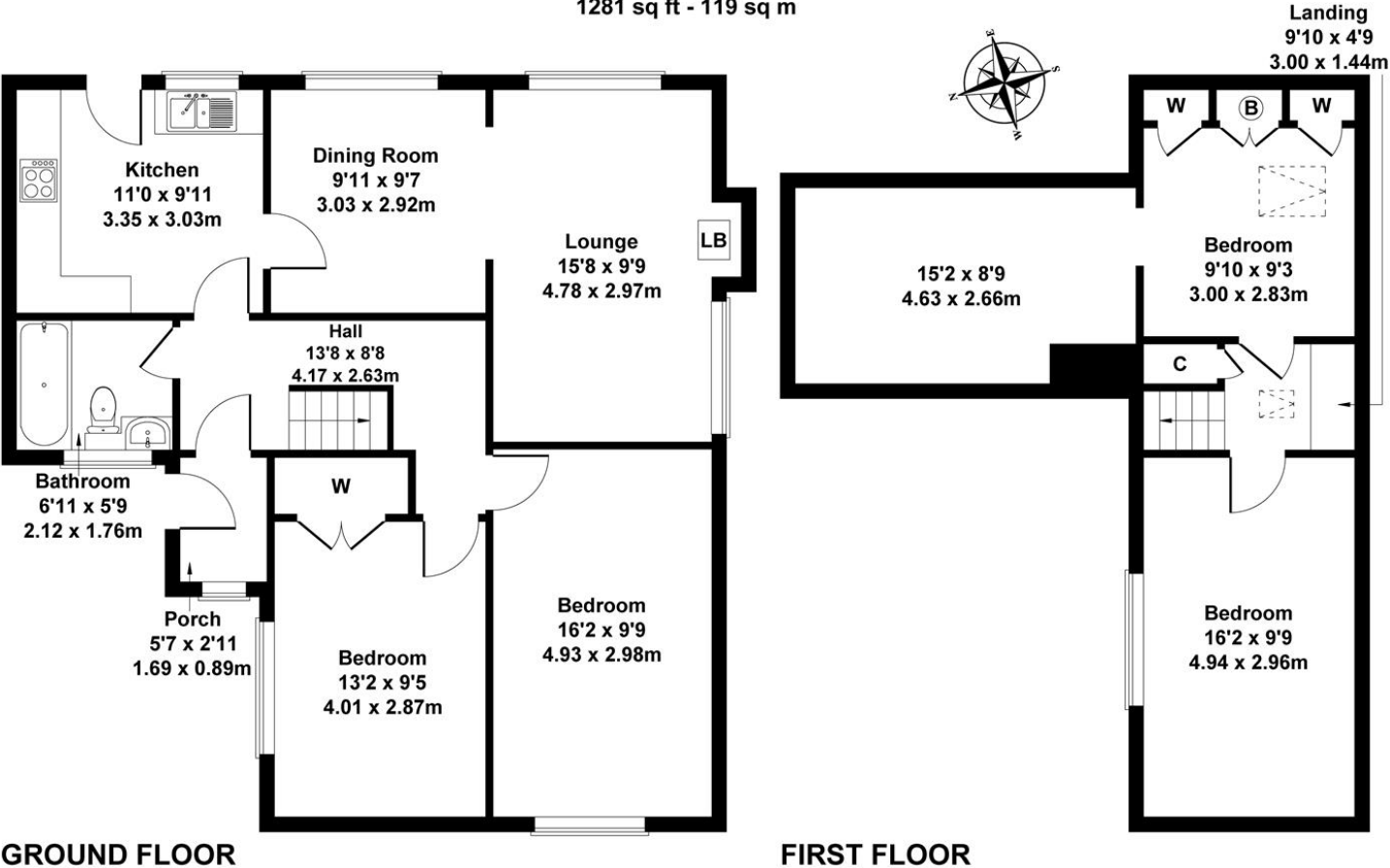






Ridgeway House, 31a Ridgeway Close, Farnsfield, Newark, NG22 8DT

Approximate Gross Internal Area
1281 sq ft - 119 sq m



GROUND FLOOR

FIRST FLOOR

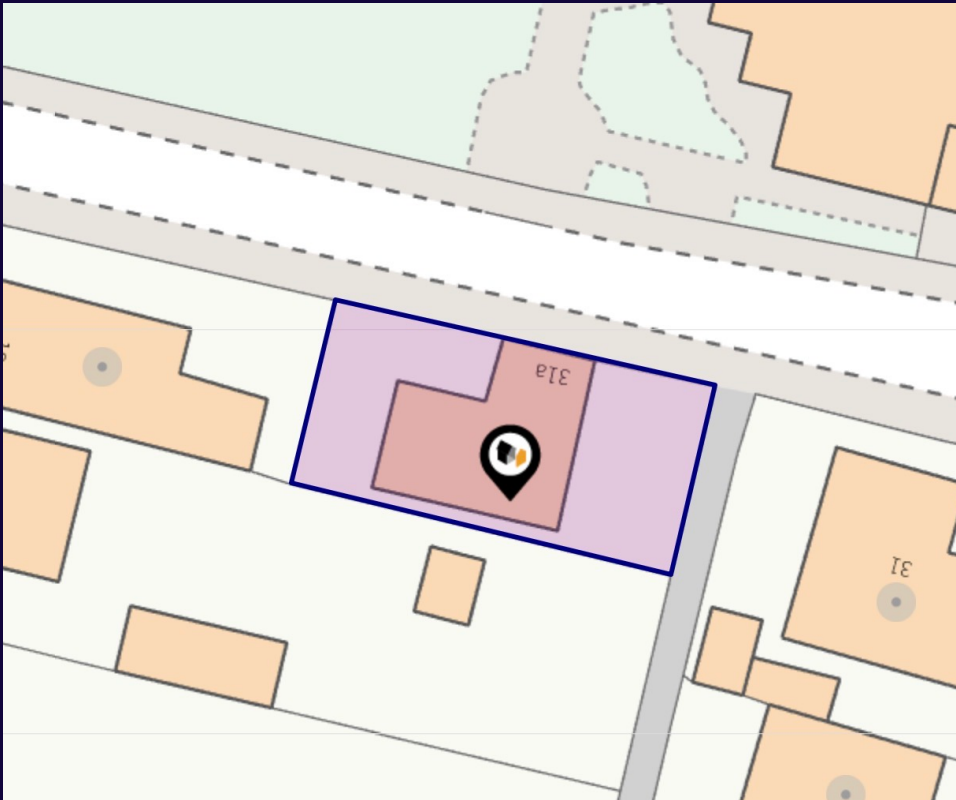
Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

31a Ridgeway Close Farnsfield NEWARK NG22 8DT	Energy rating C	Valid until:	7 November 2031
		Certificate number:	0183-3911-8209-5109-1200

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

Council tax band C
Gas central heating
All mains services
Flood Risk - Low

Catchment for Minster School Southwell
Newark Northgate Train Station to London
King Cross - approximately 14 miles



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Viewing strictly by appointment through
Jonathan Fitzpatrick Village & Country Homes

