



Orchard House Edingley Hill Edingley NG22 8BU

Offers over £599,950 Freehold

JF

Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

A substantial 4 bedroom, 3 reception detached family home situated on a large plot with private front and rear gardens and backing onto fields at the rear. The property offers exceptionally spacious accommodation throughout and includes a detached double garage with extensive driveway parking. Accommodation briefly comprises enclosed porch, reception hallway, spacious lounge with fireplace, study/office, dining room, kitchen, breakfast/morning room, walk-in store, utility room and cloakroom/wc.

The first floor features a large galleried landing, superb triple size master bedroom with en suite shower room, large guest bedroom, re-fitted family bathroom, plus two good size single bedrooms with study areas. The gardens are both private and well landscaped with pleasant rural outlook to the rear.

Edingley is a small, picturesque village with its own pub, church and village hall, yet close to numerous shops and amenities in nearby Farnsfield - and within catchment area of the Minster School.

Orchard House Edingley Hill Edingley NEWARK NG22 8BU	Energy rating C
Valid until 9 November 2033	Certificate number 9409-3932-1209-8327-1204



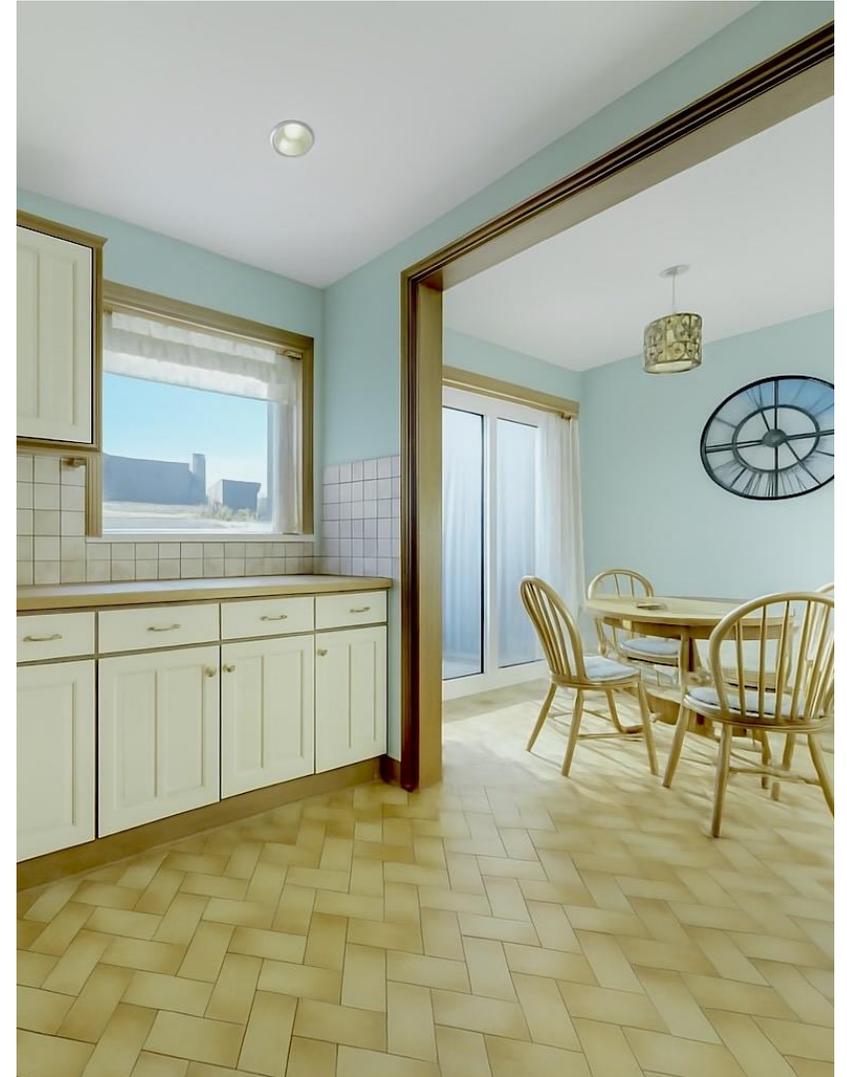




The dining room is double aspect with views to the rear garden. The adjoining study is separated by a partition wall, therefore it is possible to easily increase the overall size if required.



The spacious kitchen is located to the rear of the property and features an adjoining breakfast/morning room with views to the garden plus a utility room and cloakroom/wc.











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Council tax band G

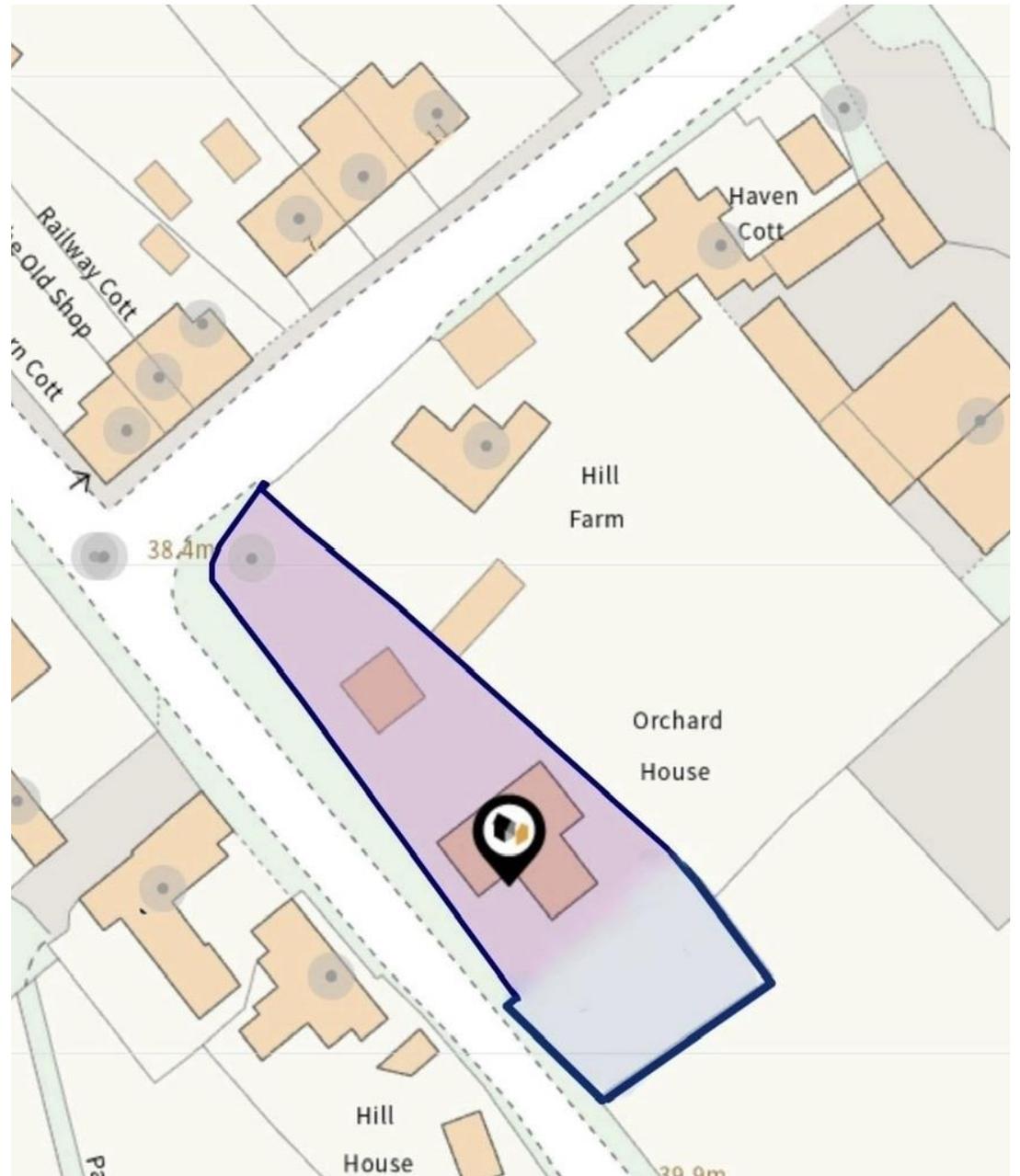
Flood Risk : Low

Gas central heating / mains drainage

Newark Northgate railway station
(to London Kings Cross) approx. 12 miles

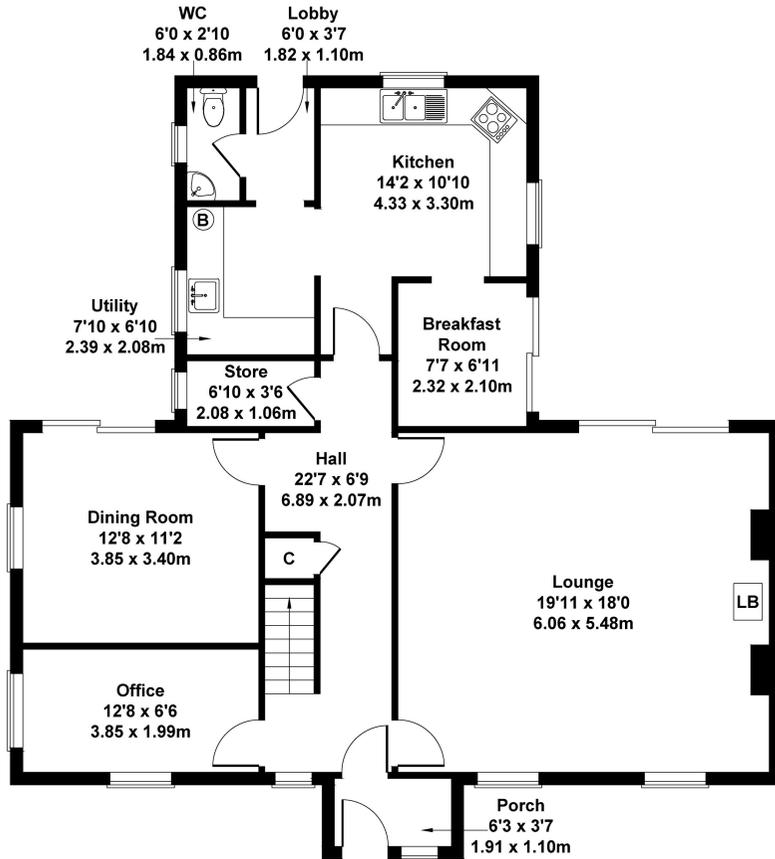
Viewing by appointment through
Jonathan Fitzpatrick Village & Country Homes
64 Main Street Farnsfield NG22 8EF

Telephone 01623 392676
Email : mail@jfea.co.uk
Web : jfea.co.uk

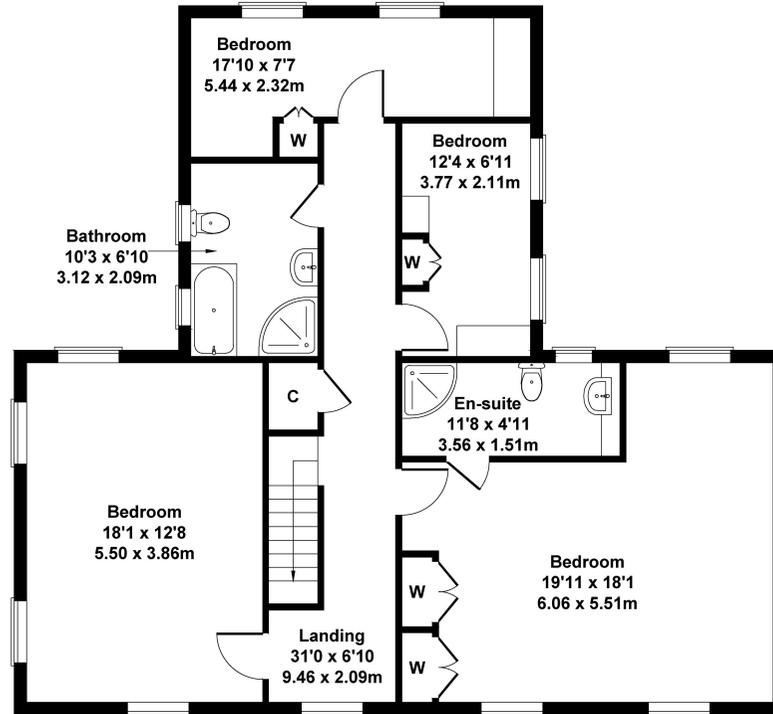


Orchard House, Edingley Hill, Edingley, NG22 8BU

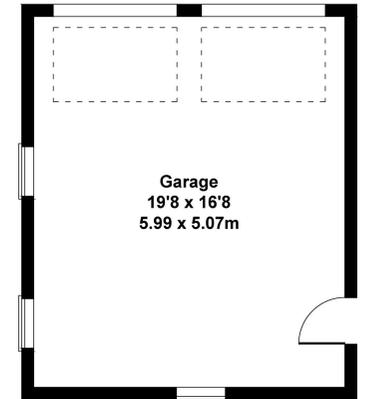
Approximate Gross Internal Area
2454 sq ft - 228 sq m



GROUND FLOOR



FIRST FLOOR



GARAGE

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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