

Meadow View Caunton Road Hockerton NG25 0PL

££495,000 - £525,000 Freehold

Jonathan Fitzpatrick Village & Country Homes
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Jonathan|Fitzpatrick
VILLAGE & COUNTRY HOMES

Occupying a generous plot with far-reaching countryside views to the rear, Meadow View is an impressive detached family home offering spacious and well-appointed accommodation extending to approximately 1,701 sq ft, together with a detached garage and the significant advantage of no onward chain.

Constructed in a traditional style (with under floor heating to the ground floor) and enjoying a desirable elevated position, the property combines modern family living with a delightful rural outlook. The ground floor features a welcoming reception hall, cloakroom/WC, utility room, a generous lounge with bi-fold patio doors, separate dining room and a superb kitchen/breakfast room, ideal for both everyday living and entertaining.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a spacious family bathroom, also with shower. The accommodation is presented to a particularly high standard throughout.

Outside, the property enjoys ample off-road parking, a detached garage and attractive gardens. The rear garden is a particular feature, backing onto open farmland and enjoying uninterrupted views across the surrounding countryside, creating a wonderful sense of space and privacy.

Hockerton is a most desirable village, renowned for its rural charm whilst remaining highly accessible. The popular Spread Eagle public house is within easy walking distance, whilst the historic Minster town of Southwell offers an excellent range of shops, restaurants, cafes and amenities. For commuters, Newark North Gate railway station provides direct services to London King's Cross, making the property an attractive proposition for those seeking village life without compromising on connectivity.







































Freehold
Underfloor heating to ground floor
Council tax band E
Calor Gas heating
Klargester waste water system
Flooding risk: Very low

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



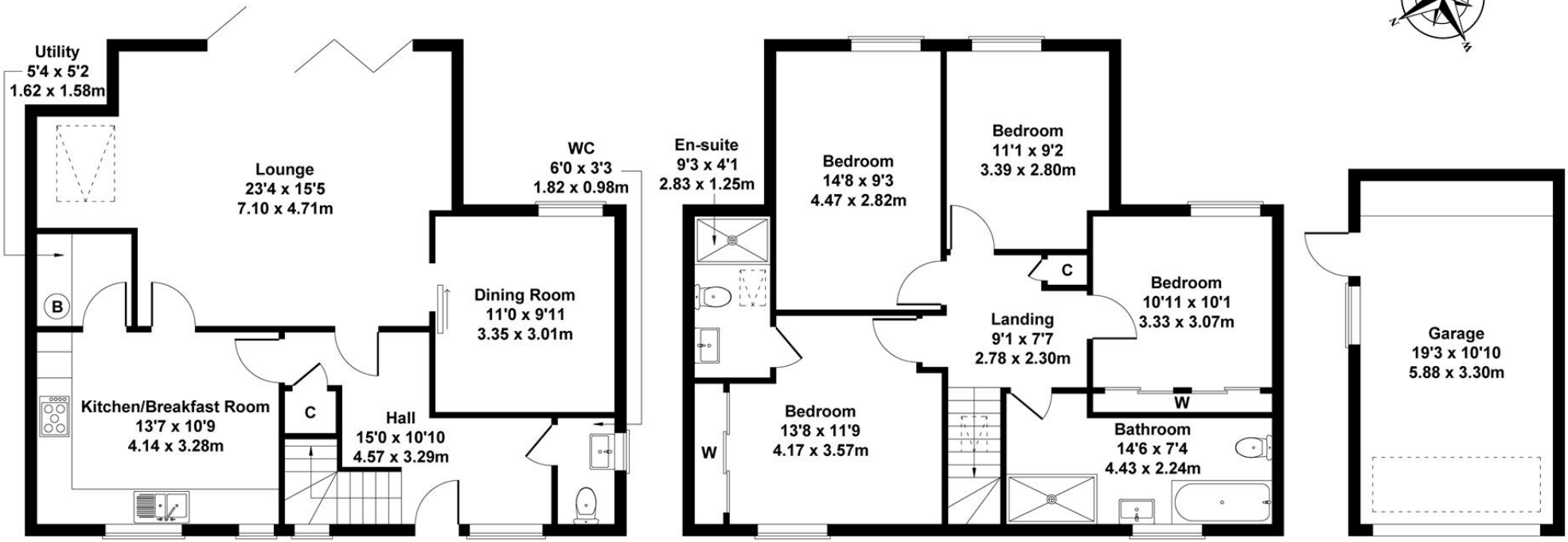
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Viewing strictly by appointment through
Jonathan Fitzpatrick Village & Country Homes

Meadow View Caunton Road Hockerton SOUTHWELL NG25 0PL	Energy rating **C**	Valid until:	**23 August 2028**
		Certificate number:	**2248-6070-7318-5298-9954**

Meadow View, Caunton Road, Southwell, Newark, NG25 0PL

Approximate Gross Internal Area
1701 sq ft - 158 sq m



Not to Scale. Produced by The Plan Portal 2026
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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