



SOUTHWOLDS MAY LODGE DRIVE NEWARK, NG22 9DE

£995,000
FREEHOLD

A truly exceptional country residence, offering an outstanding combination of luxury, scale, privacy and versatility, set within an impressive plot of just under one acre.

Situated on the prestigious May Lodge Drive in Rufford, this substantial five-bedroom detached home has been thoughtfully designed for modern family living and entertaining. Highlights include a stunning open-plan kitchen, living and dining room, luxurious principal suite with private bathroom, multiple en-suite facilities, underfloor heating and a versatile self-contained studio.

Outside, beautifully established gardens, a sweeping gated driveway and extensive parking provide an enviable sense of space and privacy. The property enjoys a superb rural setting close to Rufford Abbey Country Park, whilst remaining conveniently positioned for Newark, Nottingham, Mansfield and the wider road network.

An exceptional home in a highly desirable location, combining the very best of country living with contemporary luxury and everyday practicality.

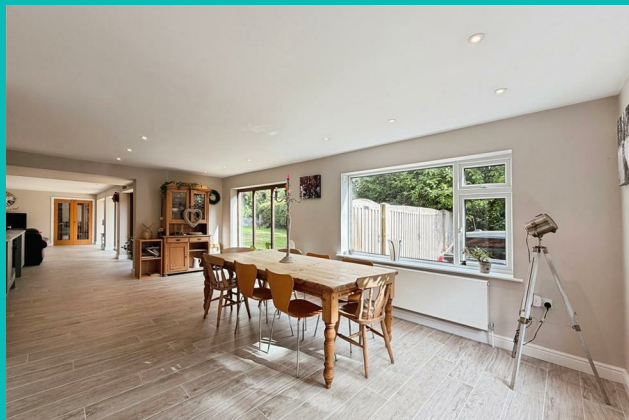
**Kendra
Jacob**

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SOUTHWOLDS MAY LODGE

- * Exceptional five-bedroom detached country residence • *
- Prestigious May Lodge Drive, Rufford location • *
- Impressive private plot of just under one acre • *
- Luxurious open-plan kitchen, living and dining room • *
- Stunning principal bedroom with private bathroom • *
- Three bedrooms with en-suite facilities • *
- Versatile self-contained studio/bedsit • *
- Beautifully landscaped private gardens • *
- Sweeping gated driveway with extensive parking • *
- Close to Rufford Abbey Country Park and countryside walks



LOCATION

Southwolds enjoys an enviable position on May Lodge Drive, Rufford, a highly sought-after rural setting surrounded by beautiful countryside and substantial properties. The location offers an exceptional combination of privacy, tranquillity and convenience

Situated close to Rufford Abbey Country Park, residents have access to extensive parkland, woodland walks, gardens and picturesque countryside. The nearby villages of Edwinstowe and Ollerton provide a range of everyday amenities, shops, schooling and leisure facilities.

Excellent transport links provide easy access to Newark, Nottingham and Mansfield, with the A1 and M1 offering convenient connections to the wider region. Newark also provides mainline rail services to London King's Cross.

An outstanding location for those seeking a prestigious country lifestyle with excellent accessibility

ENTRANCE HALLWAY

A handsome timber entrance door opens into a welcoming and beautifully presented entrance hallway, setting the tone for this exceptional home. The hallway features a quality oak floor, useful cloaks cupboard and elegant spindle staircase rising to the first-floor landing. Two sets of double doors provide access to both the impressive sitting room and the superb open-plan kitchen, living and dining space. Two central heating radiators complete this inviting entrance.

SITTING ROOM

A beautifully proportioned and characterful reception room enjoying an abundance of natural light through front-facing UPVC double glazed windows, complemented by French doors opening directly onto the front gardens and two further side-facing windows.

The room is enhanced by attractive coving, quality oak flooring and two central heating radiators, whilst the magnificent open fireplace with stone hearth provides an impressive focal point and creates a warm and inviting atmosphere.

OPEN PLAN KITCHEN LIVING DINING ROOM

The heart of this exceptional home is undoubtedly the generous open-plan kitchen, living and dining room, which has been thoughtfully designed for both luxurious family living and sophisticated entertaining.

The recently fitted kitchen features an extensive range of contemporary wall and base units, complemented by a stunning central island with quartz work surfaces. The island incorporates a sink unit and four-ring induction hob with integrated electric extractor, creating a superb social and preparation space.

A comprehensive range of integrated appliances includes dishwasher, fridge, freezer, wine cooler and fan-assisted electric oven. A stylish vertical radiator, recessed downlighting and quality tiled flooring further enhance the contemporary finish, with underfloor heating extending through the kitchen, dining and living areas.

The generous proportions of this room allow ample space for distinct dining and relaxation areas, whilst front and side-facing UPVC double glazed windows flood the room with natural light. Side-facing French doors open onto the private side and rear

gardens, creating an effortless connection between the interior and exterior.

Double doors lead through to a further inner hallway and the adjoining utility/kitchen, adding an exceptional degree of practicality to the accommodation.

UTILITY KITCHEN

A particularly useful and cleverly designed secondary kitchen/utility space, ideal for keeping everyday household tasks and cooking smells away from the main living accommodation.

There is a range of fitted base units with complementary work surfaces incorporating a stainless steel sink and mixer tap, together with a fan-assisted electric oven, ceramic hob and extractor. Integrated appliances include a dishwasher and washing machine, with additional space for freestanding appliances including a fridge and freezer.

Quality tiled flooring with underfloor heating, recessed downlighting and a side-facing UPVC double glazed window complete this highly practical space.

INNER HALLWAY

A further side-facing UPVC double glazed entrance door provides convenient access to the side and rear gardens. The hallway features quality tiled flooring with underfloor heating, recessed downlighting and double doors opening into the versatile studio/bedroom suite.

A further door leads to the contemporary downstairs shower room.

DOWNSTAIRS SHOWER ROOM

A stylish and contemporary shower room fitted with a generous double walk-in shower featuring a striking splashback and mains-fed waterfall shower with separate attachment. There is also a wall-hung vanity wash basin and low-flush WC.

The room is finished with quality tiled flooring, underfloor heating and recessed downlighting.

SELF CONTAINED STUDIO

Offering exceptional versatility, this substantial room is currently utilised as a self-contained studio/bedsit and has previously served as an impressive games room. The fitted kitchen area incorporates a range of base units with solid oak work surfaces, together with a circular stainless steel sink and mixer tap. Appliances include a fan-assisted electric oven, two-ring induction hob and extractor, with provision for a washing machine, dishwasher, fridge and freezer.

Side-facing UPVC double glazed windows provide natural light, whilst quality tiled flooring with underfloor heating completes this versatile space.

This accommodation would be ideally suited to a dependent relative, independent teenager, guest suite, home office or those seeking additional income/guest accommodation, subject to any necessary permissions.

FIRST FLOOR LANDING

A particularly impressive first-floor landing, characterised by its wonderful vaulted ceiling and four Velux roof windows, which create a light, airy and spacious environment.

A front-facing UPVC double glazed window provides additional natural light, whilst the spindle balustrade, wall lighting, two storage cupboards and two central heating radiators enhance both the appearance and practicality.

Quality doors lead to five bedrooms and the principal family bathroom.

PRINCIPLE BEDROOM SUITE

An outstanding principal bedroom suite offering a luxurious and private retreat. The room enjoys an abundance of natural light through side and rear-facing UPVC double glazed windows together with a Velux roof window, creating a wonderfully bright and tranquil space.

A dedicated dressing area adds an indulgent touch, whilst underfloor heating provides additional comfort. A staircase rises directly to the magnificent private bathroom suite, creating a truly special principal suite. IMAGES FOR PRINCIPLE BEDROOM HAVE BEEN CREATED ON ON AI.

EN-SUITE BATHROOM/PRINCIPLE BEDROOM

A spectacular and luxurious bathroom which forms a genuine feature of the principal suite.

At its centre is an impressive freestanding bath, positioned beneath and surrounded by windows that frame beautiful views and create a wonderful sense of openness and tranquillity. The bath is fitted with a shower mixer tap, complemented by twin vanity wash basins.

A separate WC is located within an adjoining room, which also offers the potential for use as an additional dressing area. There is quality tiled flooring, a Velux roof window, heated towel rail and electric extractor, creating a private and beautifully appointed retreat.

BEDROOM TWO

A charming and generously proportioned double bedroom featuring a side-facing UPVC double glazed window, Velux roof window and attractive exposed ceiling beam, adding character and individuality.

Quality oak flooring enhances the room, whilst a door provides direct access to the impressive en-suite bathroom.

EN-SUITE BATHROOM

A beautifully appointed bathroom featuring a luxurious freestanding bath with shower mixer tap, twin vanity wash basins and low-flush WC.

The room benefits from quality oak flooring, recessed downlighting and a side-facing UPVC double glazed window together with a tilt-and-turn window, providing excellent natural light and ventilation.

BEDROOM THREE

A superbly proportioned third bedroom with front and side-facing UPVC double glazed windows, ensuring an abundance of natural light.

The room features quality LVT flooring, central heating radiator and a door leading directly into the adjoining en-suite shower room.

EN-SUITE SHOWER ROOM

A contemporary shower room featuring a walk-in shower with stylish splashback and mains-fed waterfall shower with separate attachment.

There is also a pedestal wash basin, recessed ceiling lighting and electric extractor.

BEDROOM FOUR

A delightful double bedroom enjoying excellent proportions and a wealth of character. Side-facing UPVC double glazed and Velux windows provide plenty of natural light,

whilst attractive exposed ceiling beams add charm and individuality.

Quality oak flooring and underfloor heating complete this comfortable bedroom.

BEDROOM FIVE

A further generously proportioned double bedroom enjoying front and side-facing UPVC double glazed windows.

The room benefits from a central heating radiator, attractive coving and quality laminate wood flooring.

FAMILY BATHROOM

A substantial and beautifully appointed family bathroom featuring a luxurious corner Jacuzzi bath and separate double walk-in shower with mains-fed waterfall shower and separate attachment.

The shower is complemented by a stylish splashback, whilst the room also provides a pedestal wash basin and low-flush WC.

The bathroom is fully tiled and benefits from a chrome heated towel rail, central heating radiator, recessed downlighting, electric extractor and side-facing UPVC double glazed window.

EXTERIOR

The property occupies an exceptional and highly private plot extending to just under one acre, providing an outstanding setting for this impressive home.

To the front is a beautifully maintained formal garden, predominantly laid to sweeping lawns and complemented by mature, well-stocked shrub and tree borders, creating a wonderful sense of privacy and seclusion.

Double timber gates open onto an impressive sweeping driveway providing extensive parking for multiple vehicles. Further double gates lead through to the side and rear of the property, providing excellent access and additional practicality.

The side and rear gardens are equally impressive, with mature lawns, established trees and well-stocked borders creating a peaceful and private outdoor environment. A raised paved seating terrace provides an ideal space for outdoor dining and entertaining, with external lighting, power and a water supply adding to the practicality.

A particularly useful additional gate provides excellent accessibility and would be especially beneficial for families with elderly relatives or those requiring easier access to the gardens.

A further notable benefit is access to a private residents' park, with residents provided with their own key. This is a rare and highly desirable amenity, adding to the appeal and lifestyle offered by this exceptional property.

Overall, the grounds provide an enviable combination of privacy, space, mature landscaping and versatility, creating an exceptional setting for both family life and entertaining.

AGENTS NOTE

The property has oil central heating and a septic tank

SOUTHWOLDS MAY LODGE





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ADDITIONAL INFORMATION

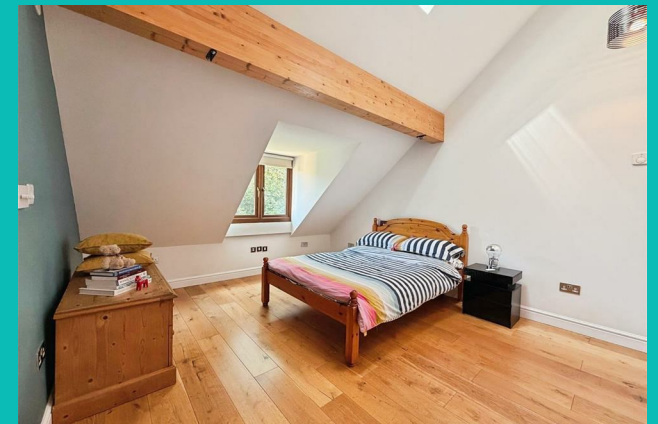
Local Authority – Newark and Sherwood

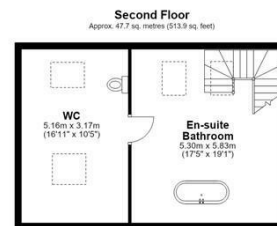
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 4548.40 sq ft

Tenure – Freehold





Total area: approx. 422.6 sq. metres (4548.4 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice or any other clarifications, please consult a licensed surveyor or property expert. Plan produced using Planitip.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendra.jacob@jbs-estates.com

Kendra
Jacob

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JBS Estates