



**Broxtowe, High Oakham Road, Mansfield,  
Nottinghamshire, NG18 5AJ**

**£895,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Substantial Edwardian Detached House
- 7 Bedrooms and 4 Bath/Shower Rooms
- Substantial Cellar with Considerable Potential
- Large South Facing Plot (0.38 Acres)
- Two Storey Detached Coach House/Garaging
- Three Storey Accommodation: 5,467 Sq Ft
- 6 Reception Rooms
- Open Plan Kitchen/Diner & Utility
- Ample Driveway with Turning Space
- Secure Gated Entrance / Prime Location

An Edwardian, three storey, seven bedroom detached house of remarkable scale, occupying a large plot extending to circa 0.38 of an acre, together with a substantial detached coach house/double garaging with considerable potential, situated in a prime suburban location within close proximity to a wealth of facilities and within walking distance of High Oakham Primary School.

Broxtowe was built in 1908 and boasts a substantial and versatile layout of living accommodation spanning over three floors, plus the cellar, extending to circa 5,467 sq ft. The property was extended to the rear c.1960s and was previously separated into two separate dwellings before being converted back into one dwelling by our clients in 2019 who have owned the property for three decades. In our opinion there is considerable potential with the house subject to obtaining necessary planning permission.

The property retains a wealth of original character features to include high ceilings, decorative plaster ceiling in the lounge, coving and picture rails, stunning oak panelling and parquet floor to the entrance hall, internal oak doors, and a substantial cellar divided up into several compartments offering a fantastic storage space with good ceiling height and potential for conversion.

The living accommodation comprises an entrance porch, entrance hall, substantial cellar, cloakroom/WC, stunning lounge with feature corner bay window, family room with beautifully appointed stone fireplace and log burner, dining room, office, snug, lobby, large open plan kitchen/diner extension with integrated appliances and a large central island, open plan study/seating area with walk-in storage cupboard, utility and a pantry. The first floor galleried landing leads to six bedrooms, a family bathroom and two shower rooms. The second floor leads to bedroom seven with a dressing area, walk-in wardrobe and a modern en suite shower room. The property has UPVC double glazing throughout and gas central heating from two Baxi boilers.

## OUTSIDE

Broxtowe is situated in a prime suburban location on the leafy, tree lined, High Oakham Road conveniently positioned within walking distance to excellent local facilities and High Oakham Primary School. The property stands elevated and back from the road on a large plot extending to circa 0.38 of an acre behind a brick wall and fenced boundary frontage with central brick pillars and a sliding remote controlled electric gate opens onto a sweeping tarmac driveway which extends across the front of the property and down one side

leading to an ample parking area to the rear of the property with turning space in front of a substantial detached coach house/double garaging with adjoining workshop and room above extending overall to circa 1,079 sq ft, which offers considerable potential. The front garden is mainly laid to lawn with established shrubs and trees with slate chipping to the borders in front of the house. There is a substantial, south facing, patio to the side of the house with low retaining stonewall boundary with two steps leading up to a central patio area with lawns on either side which extend the full depth of the plot. There are further substantial retaining stone wall boundaries with raised flowerbeds below with plants and shrubs. A paved pathway leads to the far end of the plot where there are further lawns, shrubs and trees, an outside power point and an Indian sandstone patio area off the kitchen enclosed by a high walled boundary with a connecting door which leads to the driveway and coach house/garaging.

AN OPEN FRONTED STORM PORCH WITH FEATURE STONE PILLAR AND TWO STONE STEPS LEADS TO PAINTED ARCHED DOUBLE DOORS OPENING TO:

### ENTRANCE PORCH

5'10" x 4'5" (1.78m x 1.35m)

With original herringbone tiled floor and connecting obscure stained glass door with stained glass windowpanes to each side and arched stained glass windowpane above leading through to the:

### ENTRANCE HALL

22'2" x 9'5" (6.76m x 2.87m)

With cast iron radiator and built-in cloaks cupboard. Having wonderful original features such as herringbone parquet floor, panelled walls, traditional cornice ceiling features and a magnificent, wide dog leg staircase leads up to the first floor galleried landing. Door to cellar.

### CLOAKROOM

5'11" x 5'9" (1.80m x 1.75m)

Having a vanity unit with inset wash hand basin with chrome swan-neck mixer tap and storage cupboard beneath. Original patterned tiled flooring, four ceiling spotlights, radiator with chrome towel rail and obscure double glazed window to the rear elevation.

### WC

5'10" x 2'8" (1.78m x 0.81m)

With low flush WC. Two ceiling spotlights, original patterned tiled flooring and obscure double glazed window to the rear elevation.

### LOUNGE

17'11" x 14'9" (5.46m x 4.50m)

Plus bay 5'7" x 5'3"). Having a cast iron fireplace with inset coal effect gas fire with polished slate hearth and feature surround. Two cast iron radiators, wonderful cornice ceiling features, picture rail, double glazed windows to the front and side elevations plus a large walk-in corner bay window with two window openings.

### **FAMILY ROOM**

15'5" into bay x 13'6" (4.70m into bay x 4.11m)

Having a stunning stone fireplace with inset log burner. Cast iron radiator, original coving and double glazed bay window to the front elevation,

### **OFFICE**

12'11" x 12'11" (3.94m x 3.94m)

With cast iron fireplace with open fire and marble hearth. Fitted oak cabinetry to include a desk, drawers and book shelving. Quarry tiled flooring, radiator and double glazed window to the side elevation leading out.

### **DINING ROOM**

18'0" into bay x 12'10" (5.49m into bay x 3.91m)

With cast iron fireplace with tiled hearth, oak flooring and floor-to-ceiling double glazed bay window to the side elevation leading out south facing garden.

### **SNUG**

15'0" max x 12'9" (4.57m max x 3.89m)

With radiator, laminate floor, ample ceiling spotlights, two central beamed ceiling features and double glazed window to the side elevation.

### **LOBBY**

9'5" x 3'7" (2.87m x 1.09m)

With laminate flooring and UPVC double glazed doors at each end leading to outside. Double doors open to:

### **OPEN PLAN DINING KITCHEN**

23'11" x 23'6" max (7.29m x 7.16m max)

A superbly appointed, L-shaped, open plan dining kitchen having a range of contemporary shaker cabinets comprising a comprehensive range of wall cupboards including a large display cabinet across one wall, base units and drawers complemented by black granite work surfaces. Under mount stainless steel sink with chrome swan-neck mixer tap. Integrated appliances include two single ovens, separate combination microwave oven, induction hob and built-in extractor hood above. Integrated dishwasher and integrated fridge and separate freezer. There is a large central island with double power socket, further base units and drawers and granite work surfaces. Laminate flooring, two vertical radiators, ample ceiling spotlights and UPVC French doors lead out onto the rear garden.

### **OPEN PLAN STUDY/SEATING AREA**

16'2" x 9'11" max (4.93m x 3.02m max)

With cast iron radiator and double glazed windows to the side and rear elevations. Side entrance door off the driveway.

### **WALK-IN STORAGE CUPBOARD**

5'3" x 3'1" (1.60m x 0.94m)

With light point and obscure double glazed window to the rear elevation.

### **UTILITY**

15'4" x 7'11" (4.67m x 2.41m)

Having base units, laminate work surfaces, inset stainless steel sink with drainer and chrome swan-neck mixer tap. Integrated and concealed washing machine and space for a tumble dryer. Vertical radiator, quarry tiled floor, two double glazed windowpanes to the side elevation, double glazed window to the other side elevation as well as a UPVC door giving access to the rear garden.

### **PANTRY**

5'10" x 3'5" (1.78m x 1.04m)

With light point, ample shelving, quarry tiled floor and double glazed window to the rear elevation.

### **CELLAR**

27'8" max into bay x 20'10" max (8.43m max into bay x 6.35m max)

With 2.3m ceiling height. With wood flooring, light and power point, window to the side elevation and housing one of the Baxi central heating boilers.

### **CELLAR CONTINUED**

8'9" x 4'5" (2.67m x 1.35m)

Housing the second Baxi central heating boiler. Quarry tiled floor, power point and light point.

### **CELLAR CONTINUED**

8'7" x 5'5" (2.62m x 1.65m)

With quarry tiled floor, light point and housing the gas meter.

### **CELLAR CONTINUED**

12'6" x 6'2" (3.81m x 1.88m)

With quarry tiled floor.

### **CELLAR CONTINUED**

16'6" max x 9'10" max (5.03m max x 3.00m max)

With light point.

### **CELLAR CONTINUED**

9'11" x 7'11" (3.02m x 2.41m)

With light point.

### **FIRST FLOOR GALLERIED LANDING**

14'10" x 9'6" (4.52m x 2.90m)

Original cornice ceiling feature, picture rail and original arched stained glass window to the rear elevation.

### **MASTER BEDROOM 1**

18'0" x 14'10" (5.49m x 4.52m)

(Plus bay 5'7" x 4'10"). A substantial master bedroom with cast iron fireplace with tiled hearth and surround. Cast iron radiator, coving to ceiling, double glazed window to the front elevation plus a large walk-in corner bay window with two window openings.

### **BEDROOM 2**

17'10" into bay and into door reveal x 12'10" (5.44m into bay and into door reveal x 3.91m)

A spacious double bedroom with cast iron radiator and double glazed bay window to the rear elevation.

### **BEDROOM 3**

15'6" x 13'7" (4.72m x 4.14m)

A beautifully appointed and spacious double bedroom, having a cast iron fireplace with tiled hearth and surround. Cast iron radiator, coving to ceiling and two double glazed windows to the front elevation.

### **BEDROOM 4**

13'10" x 12'10" (4.22m x 3.91m)

A spacious fourth double bedroom with cast iron fireplace with tiled hearth. Overhead storage cupboard with recess space beneath for freestanding wardrobes. Radiator and double glazed windows to the front and side elevations.

### **BEDROOM 5**

15'6" x 8'0" (4.72m x 2.44m)

With radiator and double glazed window to the front elevation.

### **BEDROOM 6**

9'10" x 8'5" (3.00m x 2.57m)

With radiator and obscure double glazed window to the rear elevation.

### **FAMILY BATHROOM**

12'8" x 8'5" (3.86m x 2.57m)

Having a contemporary four piece white suite with chrome fittings comprising a roll top bath with mixer tap and shower handset. Separate tiled shower enclosure. Vanity unit with wash and basin with mixer tap and storage cupboard beneath. Low flush WC. Tiled floor, tiled walls, coving to ceiling and four obscure double glazed windows to rear elevation.

### **SHOWER ROOM**

10'9" max x 6'4" max (3.28m max x 1.93m max)

Having a contemporary three piece white suite with traditional chrome fittings comprising a shower cubicle with rainfall shower plus additional shower handset. Vanity unit with inset wash hand basin with storage cupboards beneath. Low flush WC. Chrome heated towel rail, five ceiling spotlights, shaver point, extractor fan and two obscure double glazed windows to the rear elevation.

### **SHOWER ROOM 2**

7'1" x 6'2" (2.16m x 1.88m)

Having a traditional three-piece suite comprising a tiled shower cubicle. Vanity unit with inset Vernon and Tutbury sink with marble work surfaces and storage cupboard beneath. Low flush WC. Tiled floor, chrome heated towel rail, coving to ceiling and obscure double glazed window to the rear elevation.

### **SECOND FLOOR**

#### **DRESSING AREA**

9'1" x 8'5" (2.77m x 2.57m)

With radiator and double glazed window to the rear elevation.

#### **BEDROOM 7**

18'11" x 9'9" (5.77m x 2.97m)

With feature 10ft vaulted ceiling, vertical radiator and two roof windows to the rear elevation.

#### **WALK-IN WARDROBE**

8'3" x 4'10" (2.51m x 1.47m)

With three ceiling spotlights.

#### **EN SUITE**

11'3" x 4'11" (3.43m x 1.50m)

Having a modern three piece white suite with chrome fittings comprising a shower cubicle. Large vanity unit with inset contemporary wash and basin with mixer tap and two storage drawers beneath. Low flush WC. Fitted mirror above the sink with inset LED lighting, chrome heated towel rail, four ceiling spotlights and extractor fan.

#### **SUBSTANTIAL DETACHED COACH HOUSE/DOUBLE GARAGING**

A substantial, brick built, detached coach house/double garaging with a workshop and room at first floor level in all providing 1,079 sq ft, offering considerable potential.

#### **GARAGE 1**

15'1" x 14'0" (4.60m x 4.27m)

With double opening doors, 2.9m ceiling height, cobbled floor, power and light points and connecting door to the workshop.

#### **ADJOINING WORKSHOP**

14'9" x 7'2" (4.50m x 2.18m)

With 2.9m ceiling height, quarry tiled floor, obscure glazed windowpane to the front elevation and ceiling hatch providing access to the first floor.

#### **GARAGE 2**

15'1" x 13'7" (4.60m x 4.14m)

With double opening doors, 2.9m ceiling height, power and light points. Obscure glazed windowpane to the front elevation and connecting door to the workshop.

### **DETACHED COACH HOUSE FIRST FLOOR**

36'0" x 15'1" (10.97m x 4.60m)

With power and light points.

### **VIEWING DETAILS**

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

### **TENURE DETAILS**

The property is freehold with vacant possession upon completion.

### **SERVICES DETAILS**

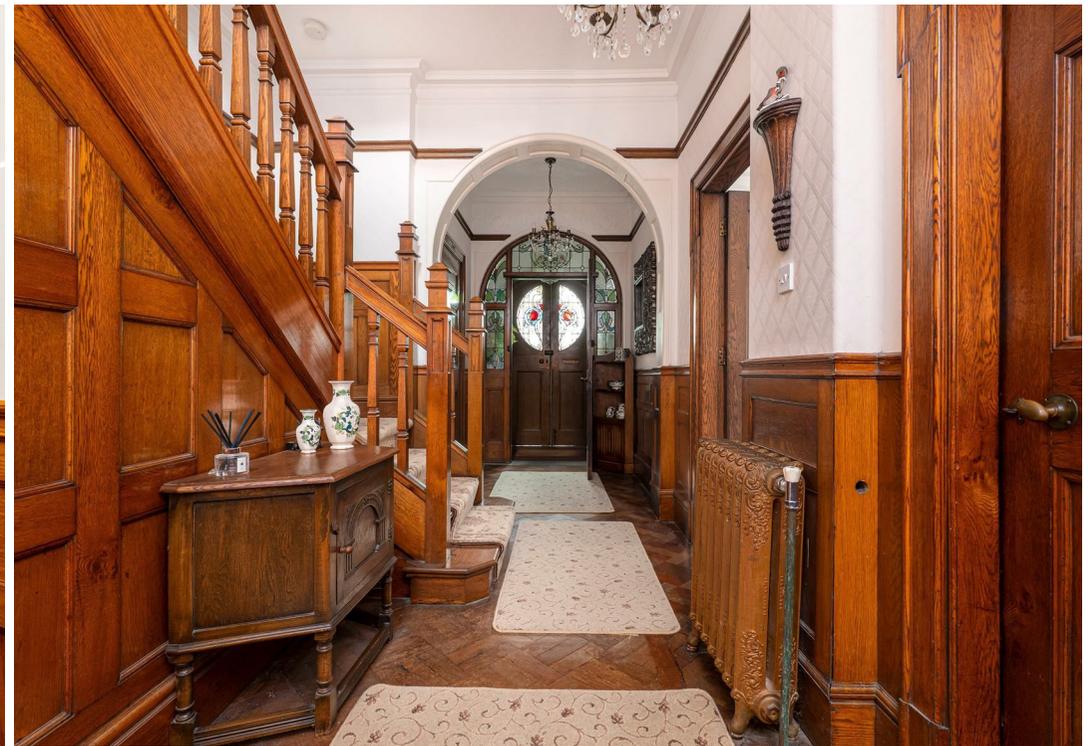
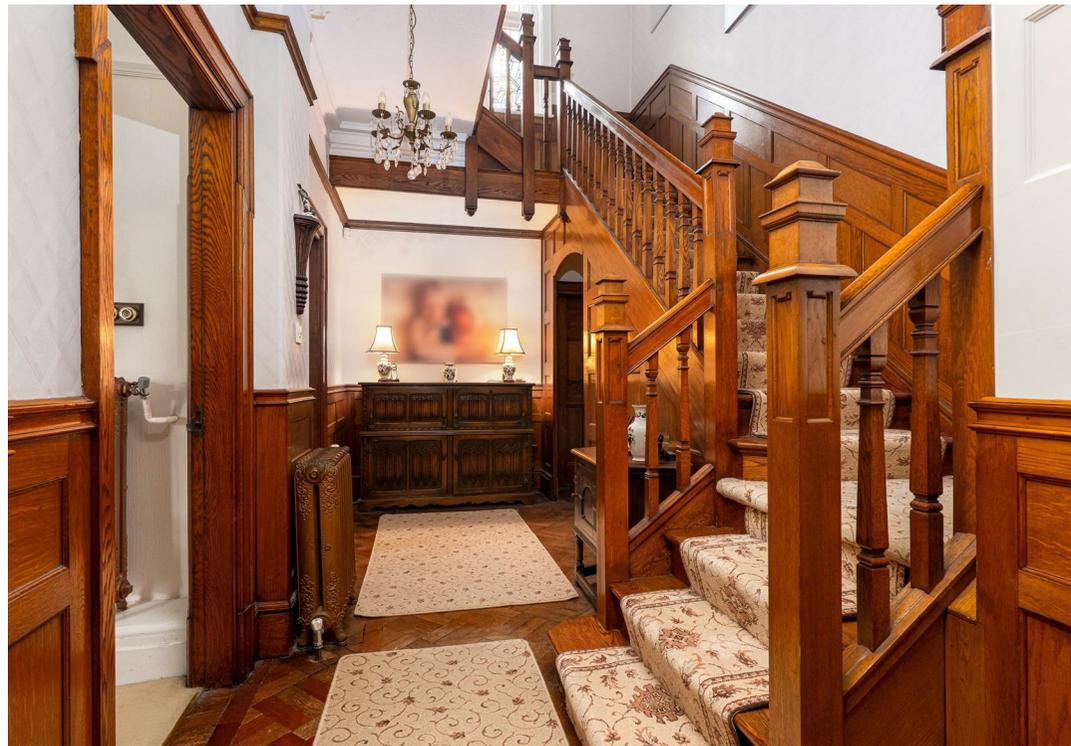
All mains services are connected.

### **MORTGAGE ADVICE**

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

### **FIXTURES & FITTINGS**

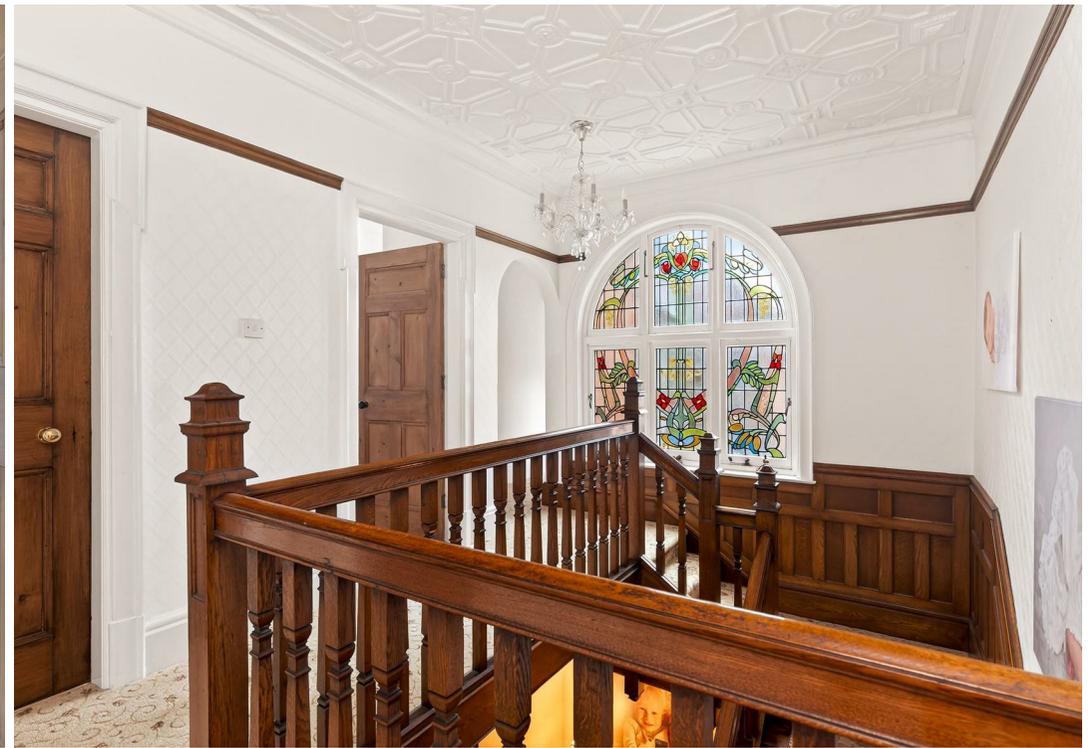
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





















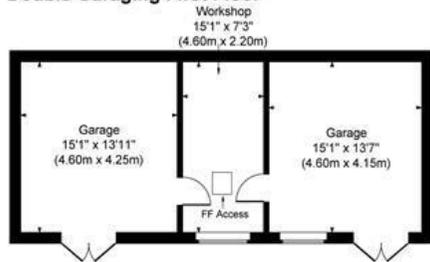




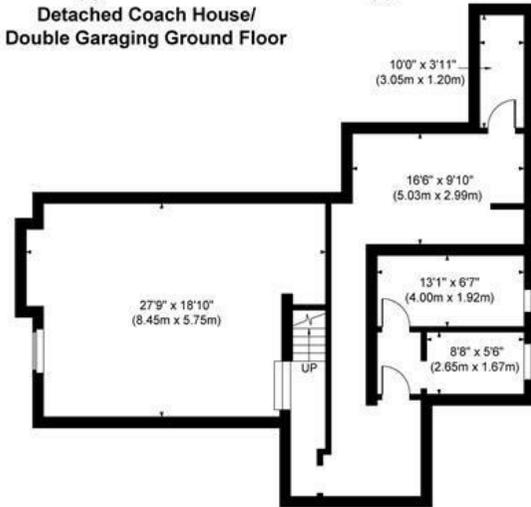
High Oakham Road, Mansfield  
 Approximate Gross Internal Area  
 Main House = 508 sq.m/5467 sq.ft  
 Detached Coach House/Double Garaging = 100 sq.m/1079 sq.ft  
 Total = 608 sq.m/6546 sq.ft



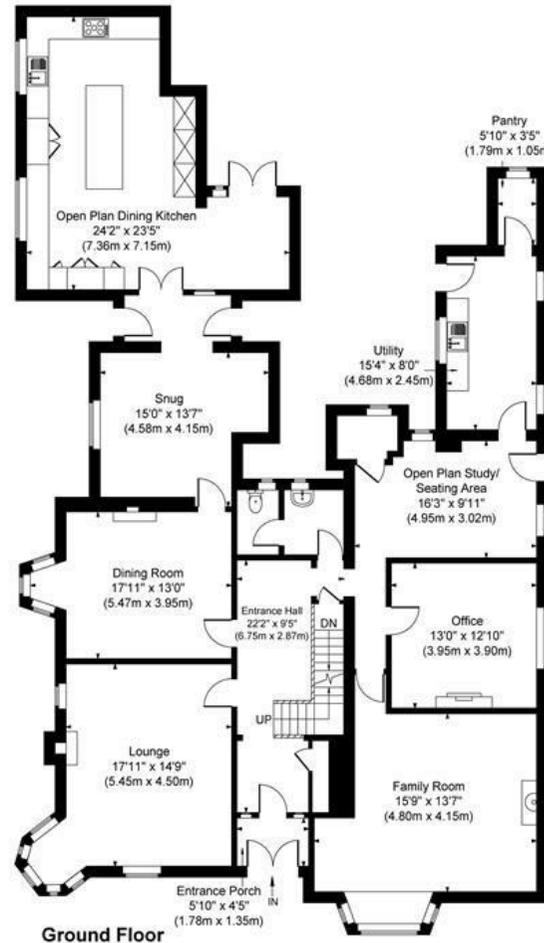
Detached Coach House/  
 Double Garaging First Floor



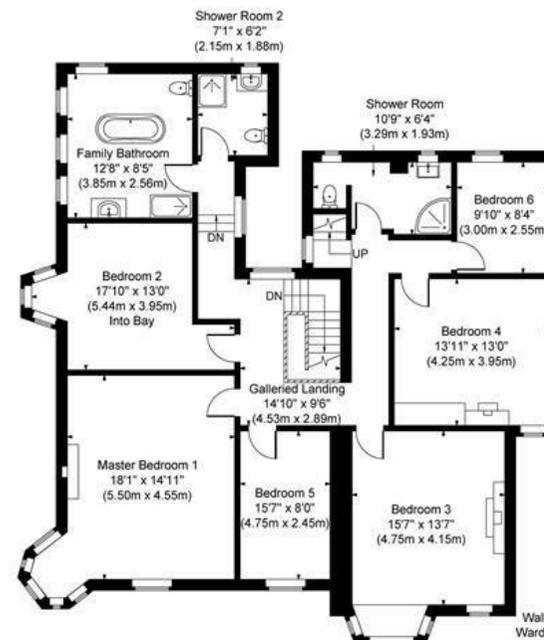
Detached Coach House/  
 Double Garaging Ground Floor



Cellar



Ground Floor



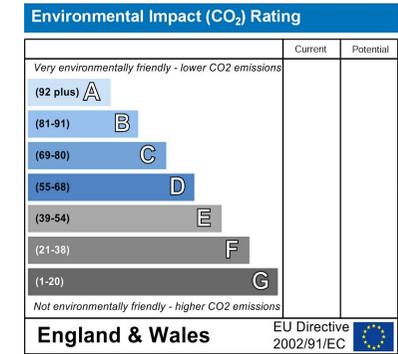
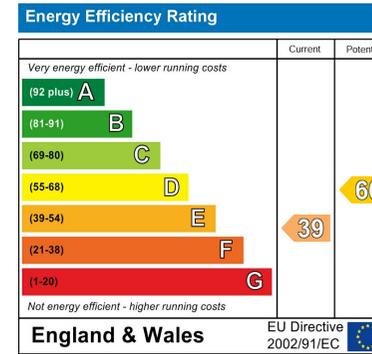
First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

JonHolmesPhotography © 2026



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*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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