



**Four Oaks, The Hermitage, Mansfield,
Nottinghamshire, NG18 5HG**

£499,950

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family House
- En Suite & Family Bathroom
- Kitchen/Breakfast Room & Utility
- Private South Facing Gardens
- Opposite The Hermitage Nature Reserve
- 4 Bedrooms & 2 Reception Rooms
- Bespoke Oak & Glass Staircase
- Large Conservatory
- Detached Double Garage
- Wonderful Sheltered Setting

Four Oaks comprises a spacious four bedroom detached family house situated on a private road with only three other properties, including The Hermitage – the former Mill owner's house, bordering to the now disused Mill Pond of the nearby Hermitage Mill. This now forms Hermitage Local Nature Reserve and links into the nearby Kings Mill Reservoir forming a link of local nature reserves through to the town centre.

The property occupies a large plot of approximately 0.23 of an acre and offers a spacious family home extending to circa 1786 sq ft. The ground floor living accommodation comprises an entrance hall with a bespoke, light oak and glass staircase rising to the first floor galleried landing. There is a contemporary downstairs cloakroom/WC, kitchen/breakfast room, utility, dining room with patio door, lounge with log burner and a large conservatory built in 2011 with centre sliding doors opening out on to the south facing gardens. The first floor galleried landing leads to a good sized master bedroom with extensive fitted wardrobes and an en suite with underfloor heating. There are three further bedrooms and a modern family bathroom. The property has gas central heating, majority UPVC double glazing and all the carpets, curtains and light fittings are included in the sale.

The Hermitage is an extremely convenient location within easy reach of Mansfield town centre and the nearby Kings Mill hospital complex, but via the A38 to the west, excellent access to a range of major centres, with the M1 Motorway Junction 28 being some 6 miles distance.

OUTSIDE

Four Oaks is accessed off Kings Lodge Drive down a private driveway in an idyllic woodland setting, occupying a large plot approaching a quarter of an acre with south facing mature gardens opposite The Hermitage Nature Reserve which has renowned heronry surrounded by fine mature trees and a variety of other bird species including kingfishers. The property stands at the end of the private with its own triple width driveway providing ample off road parking in front of a detached double garage. Beyond here, the moment you enter the gardens up a few steps to a long pathway extending the full width of the house to the other side, there is a lovely aspect and view overlooking the adjacent Hermitage Mill Pond and local Nature Reserve. There are extensive borders throughout the garden with a variety of mature plants, shrubs and trees offering a lovely, private and sheltered setting. There is a central lawn, ample pebbled areas including a pathway leading to a veg plot and sunken block paved patio which is a lovely suntrap. Beyond here, there is an extensive stone walled boundary and ample room to house a shed and greenhouse. Returning to the house, a paved pathway beyond the

conservatory leads round to the side and rear of the property. There are retaining stone walled boundaries with steps leading up to a seating area and raised beds with further shrubs and trees. A pathway to the rear of the house has further borders to the side and leads to a raised terrace garden with pebbles and space for a shed behind the garage.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

16'2" x 7'3" (4.93m x 2.21m)

With quality vinyl floor, coving to ceiling, radiator, understairs storage cupboard and a beautifully appointed oak and glass staircase leads to the first floor galleried landing.

HALL CONTINUED

6'7" x 3'10" (2.01m x 1.17m)

With quality vinyl floor, coving to ceiling and feature window to the rear elevation.

CLOAKROOM/WC

6'7" x 4'4" (2.01m x 1.32m)

Having a contemporary two piece white suite comprising a low flush WC with enclosed cistern. Large vanity unit with inset wash hand basin with chrome mixer tap, ample work surfaces to each side and extensive storage cupboards and drawers beneath. Modern fully tiled walls, quality vinyl floor and obscure glazed window to the rear elevation.

DINING ROOM

13'3" x 10'10" (4.04m x 3.30m)

The first of three reception areas, with radiator, coving to ceiling, double glazed window to the rear elevation and patio door leading out onto the side and rear gardens.

KITCHEN/BREAKFAST ROOM

16'3" x 11'7" (4.95m x 3.53m)

Having a range of shaker cabinets comprising wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated double oven, five ring stainless steel gas hob and extractor hood above. Integrated dishwasher and fridge. There is an island with further base units and a wine rack and space for stools beneath on two sides. Radiator, quality vinyl floor, beamed ceiling, ceiling spotlights and double glazed window to the front elevation.

UTILITY

10'2" x 6'7" (3.10m x 2.01m)

Having base units and stainless steel sink with drainer. Wall mounted gas fired central heating boiler. Plumbing for a washing machine and space for a tumble dryer. Beamed ceiling, quality vinyl floor, Space for a fridge/freezer, double glazed window to the rear elevation and stable side entrance door.

LOUNGE

17'11" x 13'3" (5.46m x 4.04m)

A spacious reception room featuring an oak style fireplace with inset log burner mounted on a large granite hearth. Two radiators, coving to ceiling and double glazed window to the front elevation.

CONSERVATORY

15'11" x 15'8" (4.85m x 4.78m)

A large conservatory with stunning aspects over the south facing garden and beyond. There is quality vinyl floor and double glazed centre sliding patio doors lead out onto the garden.

FIRST FLOOR GALLERIED LANDING

13'8" x 9'4" (4.17m x 2.84m)

With oak laminate floor, radiator, double glazed window to the rear elevation and airing cupboard.

MASTER BEDROOM 1

14'3" x 12'7" max into door reveal (4.34m x 3.84m max into door reveal)

Having substantial fitted wardrobes with hanging rails and shelving. Oak laminate floor, radiator and double glazed window to the front elevation.

EN SUITE

8'7" x 6'8" (2.62m x 2.03m)

Having a three piece suite comprising a walk-in shower enclosure with ceiling mounted rainfall shower plus additional wall mounted shower. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Tiled floor, tiled walls, four ceiling spotlights, chrome heated towel rail, underfloor heating and obscure double glazed window to the side elevation.

BEDROOM 2

12'6" x 8'5" (3.81m x 2.57m)

(Plus door reveal 3'4" x 2'11"). Having extensive fitted wardrobes with hanging rails and shelving. Radiator, laminate floor and double glazed window to the front elevation.

BEDROOM 3

10'8" x 9'3" (3.25m x 2.82m)

With radiator and double glazed window front elevation.

BEDROOM 4

10'5" x 8'5" (3.18m x 2.57m)

With radiator and window to the rear elevation.

FAMILY BATHROOM

8'8" x 7'11" (2.64m x 2.41m)

Having a modern and contemporary three piece white suite with chrome fittings comprising a P-shaped panelled bath with mixer tap and shower over. L-shaped vanity unit with inset

wash hand basin with mixer tap, work surfaces to each side and storage cupboards and drawers beneath. Low flush WC with enclosed cistern. Oak laminate floor, six ceiling spotlights, chrome heated towel rail, part tiled walls and obscure double glazed window to the rear elevation.

DETACHED DOUBLE GARAGE

18'2" x 17'3" (5.54m x 5.26m)

Equipped with power and light. Window to the rear elevation and twin up and over doors.

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 zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

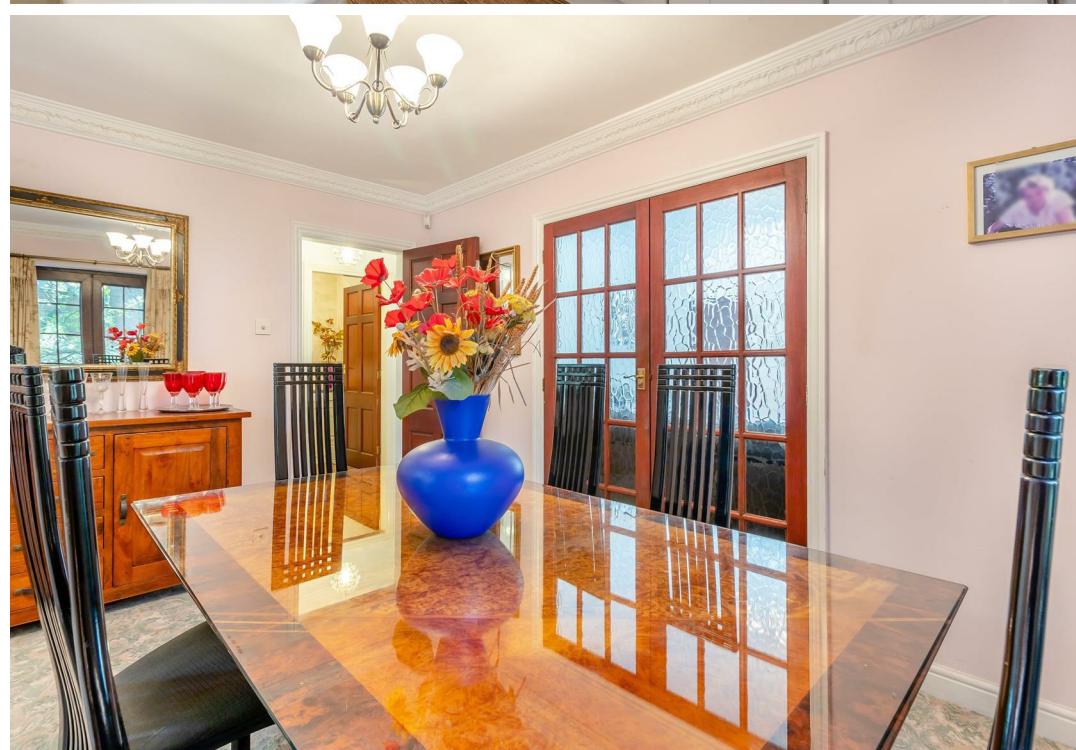
MORTGAGE ADVICE

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.







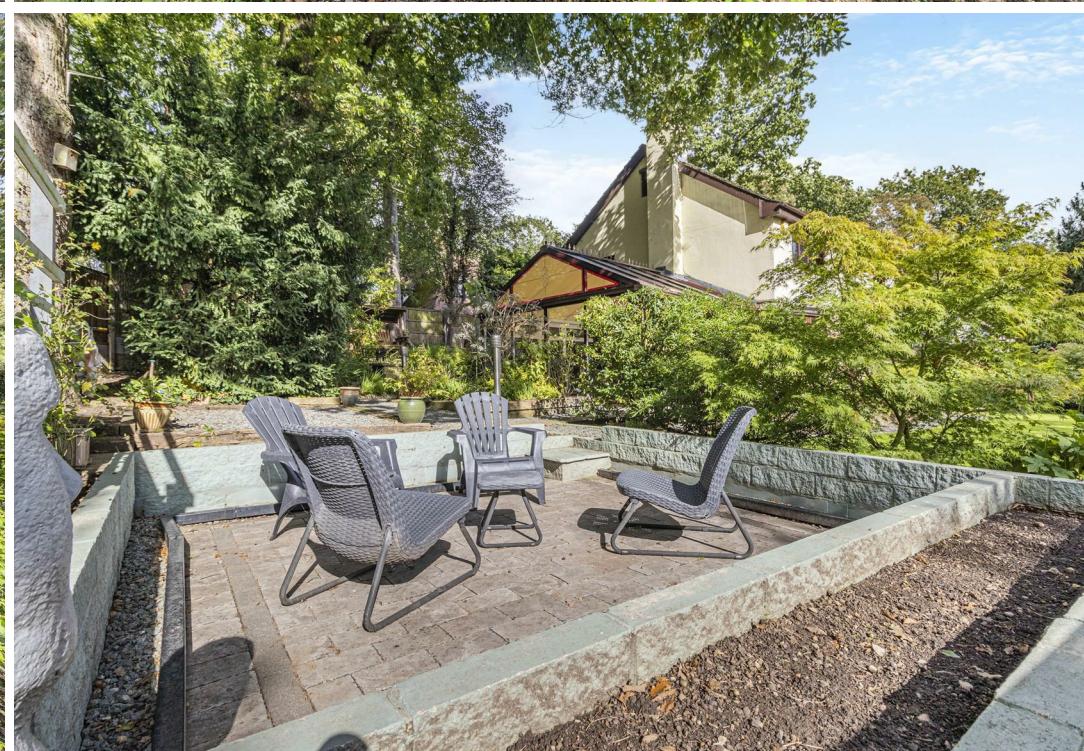








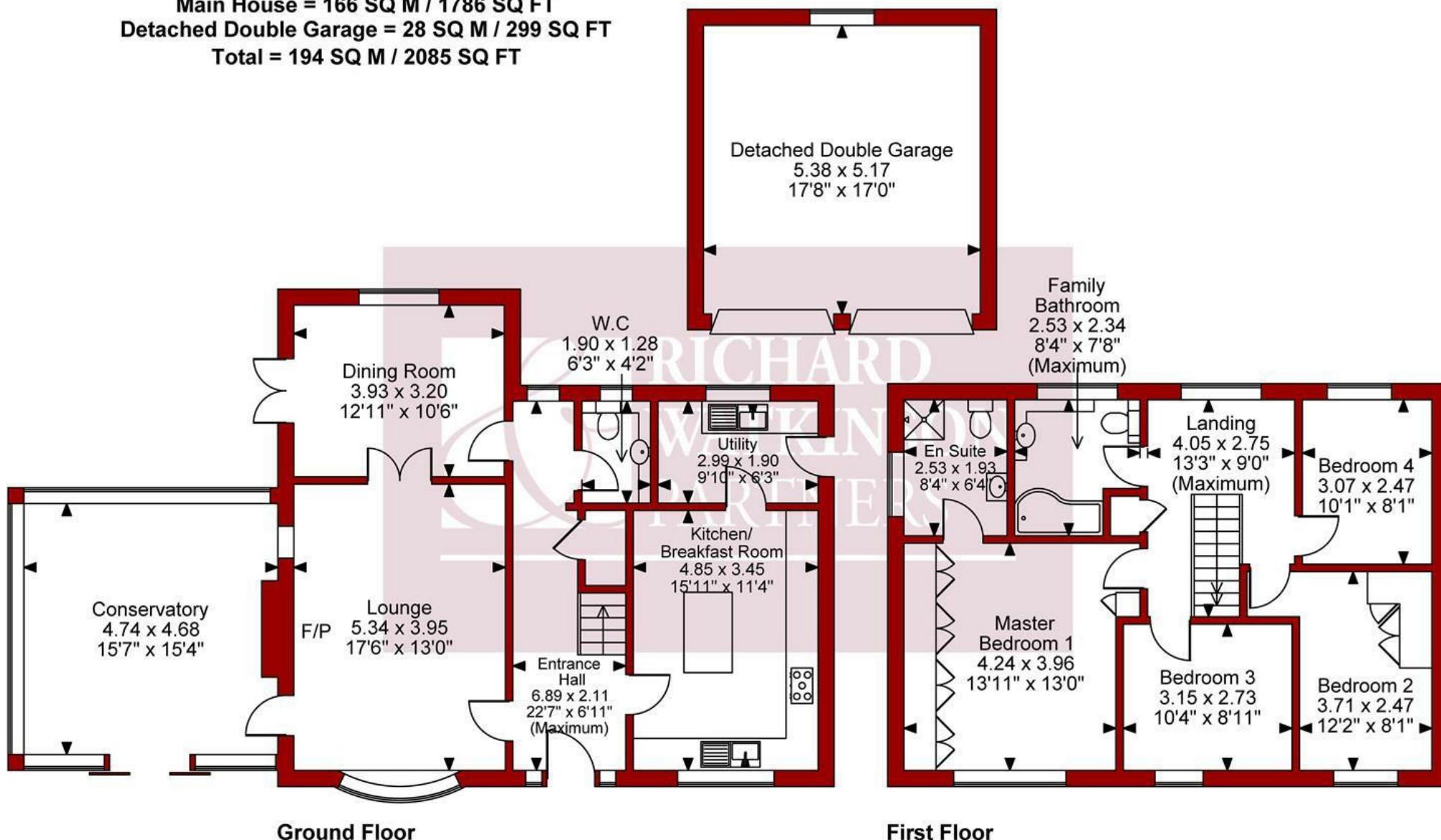








The Hermitage, Mansfield
Approximate Gross Internal Area
Main House = 166 SQ M / 1786 SQ FT
Detached Double Garage = 28 SQ M / 299 SQ FT
Total = 194 SQ M / 2085 SQ FT



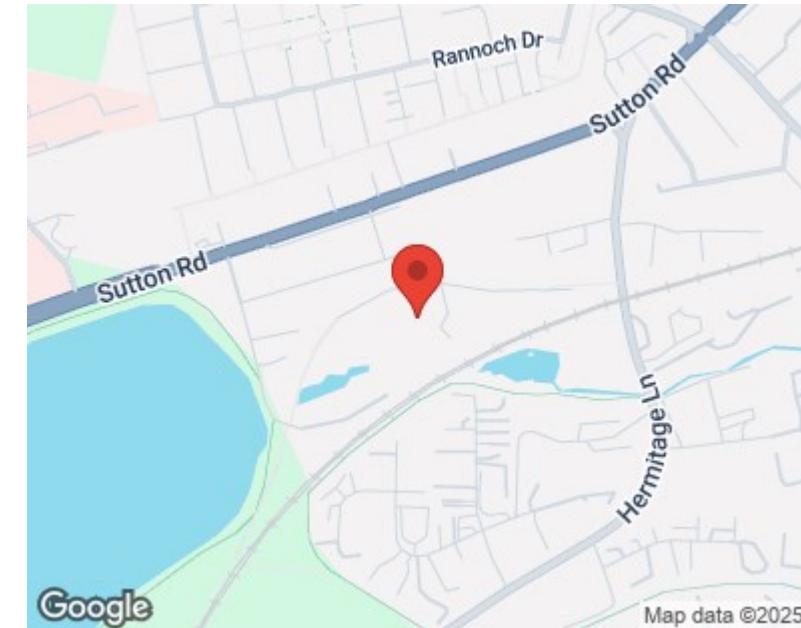
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



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

| | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. 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 by the selling agent and therefore cannot be guaranteed to be in good working order.

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.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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