



Hall Close, Main Street, Hoveringham,
Nottinghamshire, NG14 7JR

£925,000
Tel: 01949 836678

 **RICHARD
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A truly stunning and deceptive family home which offers a wealth of accommodation lying in the region of 3000 sq ft and occupies a beautiful landscaped plot which extends to in excess of a third of an acre with delightful aspect across adjacent fields and set within this pretty conveniently placed Trent Valley village.

The original character property has seen a significant programme of sympathetic restoration and has been extended by way of a substantial contemporary glass and brick addition at the rear, which has combined to create a superb individual home offering both traditional and contemporary elements.

Many of the rooms benefit from dual aspects flooding the house with light and is entered by a particularly impressive central hallway with contemporary staircase leading up to a hanging glass balustrade galleried landing above, with full height glazing to both the side elevations and roof. This flows into a well proportioned open plan living/dining kitchen which opens out into the landscaped gardens creating a wonderful everyday living/entertaining space.

In addition there are three further reception rooms including formal dining and separate sitting rooms as well as a useful study/home office. There is also a spacious laundry room and ground floor cloakroom.

To the first floor leading off the impressive galleried landing are five double bedrooms, the master suite being particularly impressive approached via a floating galleried area off the main landing and separating this space from the other bedrooms. This suite offers over 400 sq ft of floor space and enters into a superb double bedroom with high vaulted ceiling and glazed gable end with Juliet balcony, an excellent level of integrated storage and ensuite bathroom.

Four further double bedrooms are located off an inner landing and serviced by a family bathroom and separate shower room.

Internally the property is tastefully presented throughout with relatively neutral decoration, benefitting from

underfloor heating to the ground floor and double glazed windows.

The property occupies a beautiful landscaped plot lying in the region of 0.35 of an acre offering an excellent level of privacy, set well back from the lane behind established hedge frontage with two pairs of electric timber gates onto an in-out driveway.

The frontage has been landscaped to maximise off road parking and has created a pleasant outlook with well stocked established borders and ornamental pond and rockery. To the side of the property is a covered car port and the rear garden has several seating areas, lawn and well stocked borders overlooking paddocks at the rear. There is a useful timber cabin within the garden which could be utilised for a variety of purposes including potential home office.

Overall this is a beautiful well presented and impressive home set in a delightful village location with viewing highly recommended to appreciate the accommodation on offer.

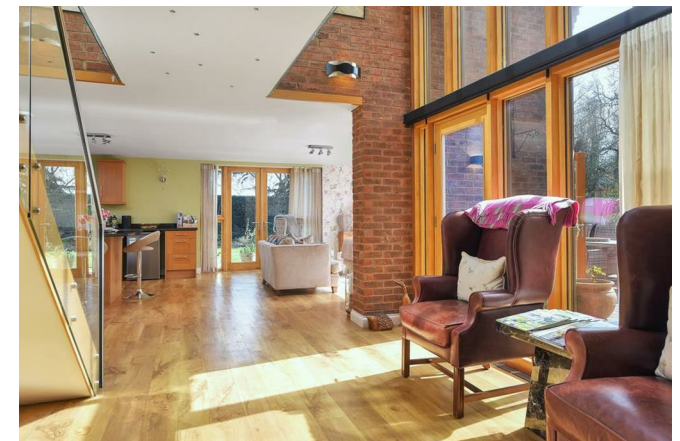
The village of Hoveringham lies close to the village of Lowdham with its amenities including shops, public house, school and railway station, the nearby market town of Southwell has further amenities including The Minster School as well as a further range of shops and other amenities including a leisure centre. The village lies just off the A612 convenient for commuting and access to the A46 and A52.



A TIMBER ENTRANCE DOOR WITH DOUBLE GLAZED SIDELIGHT LEADS THROUGH INTO:

ENTRANCE HALL

31'10 x 15'6 max (9.70m x 4.72m max)



A well proportioned L shaped entrance vestibule flooded with light having full height double glazed opening to the side and French doors leading into the garden, the focal point of the space is a glass and oak staircase rising to a galleried landing above. Having oak effect vinyl floor with initial inset bristle mat and underfloor heating, feature cast iron fireplace and exposed brick pillars, integral seating, door to:



CLOAKROOM

7'7 x 5'2 (2.31m x 1.57m)

Having Roca close coupled wc, vanity unit with reclaimed surface and wash basin, wall mounted storage cupboard, inset downlighters to the ceiling and double glazed window to the front.

SITTING ROOM

18'9 max x 15'9 (5.72m max x 4.80m)



A versatile reception space the focal point being the chimney breast with exposed brick fireplace with stone hearth, timber mantle and solid fuel stove, shelved alcove to the side having built in cupboard with reclaimed door

fronts, double glazed windows to the front and rear and French doors. A part glazed oak door leads through into:



STUDY

15'9 x 9'7 (4.80m x 2.92m)



A versatile reception space currently utilised as a home office, having tile effect floor, double glazed windows to the side and rear elevations.

LIVING / DINING KITCHEN

27'5 x 15'9 (8.36m x 4.80m)



A stunning light and airy open plan space benefitting from windows to three elevations including a run of bi-fold doors leading out onto the southerly facing terrace. The area accommodates a beautifully appointed kitchen opening out into a living space which combined with the open plan hall provides a wonderful everyday living/entertaining area.





The kitchen is fitted with a generous range of wall, base and drawer units, granite preparation surfaces and upstands, under mounted Franke one and a half bowl sink unit with integral waste disposal, under unit lighting. Central island unit with storage beneath, granite preparation surface with inset griddle, LED low level lighting, space for free standing gas or electric range with glass splashback and stainless steel chimney hood over, ample room for free standing fridge freezer and additional room for under counter fridge. Oak effect vinyl flooring with underfloor heating which runs throughout the hallway, kitchen and living area.

DINING ROOM

15'9 x 14'4 (4.80m x 4.37m)



A light and airy reception benefitting from a dual aspect with double glazed window to the front and French doors leading into the rear garden, having bespoke dresser unit with shelved alcove and mirrored back, inset downlighters and central alcove designed to accommodate flat screen TV. An oak door leads through into a spacious:

LAUNDRY ROOM

15'3 x 10'6 (4.65m x 3.20m)



Appointed with a range of wall, base and drawer units complementing the kitchen, full height larder unit,

contemporary preparation surfaces with inset resin sink and drainer unit with articulated mixer tap, integral washing machine, gas central heating boiler concealed in one of the cupboards, attractive inset glass lantern to the ceiling, double glazed windows to the front and rear and exterior door.

RETURNING TO THE ENTRANCE HALL A STAIRCASE WITH GLASS AND BRUSHED METAL BALUSTRADE RISES TO THE FIRST FLOOR:

GALLERIED LANDING



Flooded with light having pitched double glazed glass roof, part pitched ceiling with full height double glazed lights looking into the garden to both sides.

MASTER BEDROOM

17'9 x 15'7 (5.41m x 4.75m)



A stunning addition to the property offering over 400 sq ft of floor space comprising initial double bedroom with pitched ceiling, gable end having double glazed French doors and glass Juliet balcony flooding this area with light and affording delightful views across the garden and fields beyond. An additional triangular light to the side elevation provides further light beneath which is a range of fitted wardrobes with sliding door fronts.

ENSUITE BATHROOM

12'2 x 9'3 (3.71m x 2.82m)



Flooded with light from full height double glazed gable end and fitted with a panelled bath with chrome waterfall mixer tap and integral shower handset, separate double width shower enclosure with sliding screen and wall mounted shower mixer with two independent handsets and rainwater rose over, tiled splashbacks with useful alcove and low level LED lighting, vanity unit with twin inset basins, low flush wc with concealed cistern, pitched ceiling, wall light points, twin shaver points, underfloor heating with thermostatic control.

It is also worth noting that to the rear of the ensuite accessed via an alcove is the pressurised hot water system.

LANDING

23'7 x 6'6 (7.19m x 1.98m)

Having pitched ceiling, wall mounted air conditioning unit and doors to:

BEDROOM 2

15'3 x 8'5 (4.65m x 2.57m)



A double bedroom benefitting from a dual aspect with part pitched ceiling, central heating radiator and double glazed window to the side.

BEDROOM 3

15'8 x 9'5 (4.78m x 2.87m)



A further double bedroom having aspect to the front, double glazed dormer window, fitted wardrobes with shelved alcoves to the side and low level storage cupboards, central heating radiator and inset downlighters to the ceiling.

FAMILY BATHROOM



Having corner bath with wall mounted taps and integrated shower handset, vanity unit with inst wash basin, close coupled wc with concealed cistern, tiled splashbacks and floor, contemporary towel radiator, inset downlighters to the ceiling.

From the main landing a further door leads through to:

INNER LANDING

17'8 x 5'8 (5.38m x 1.73m)



Having part pitched ceiling with inset downlighters, central heating radiator, double glazed window to the rear and doors to:

BEDROOM 4

10'5 x 9'7 (3.18m x 2.92m)



A further double bedroom having aspect to the front, fitted wardrobes and storage cupboards, central heating radiator and double glazed dormer window.

BEDROOM 5

13'5 excl w'robe x 9'4 (4.09m excl w'robe x 2.84m)



Having part pitched ceiling with inset downlighters, access to loft space, fitted wardrobes, central heating radiator and double glazed window to the side.

SHOWER ROOM

9'5 x 6'7 (2.87m x 2.01m)



Appointed with quadrant shower enclosure with double sliding doors and wall mounted shower mixer, close coupled wc, vanity unit with inset wash basin, Travertine effect tiled splashbacks, contemporary towel radiator, inset downlighters to the ceiling, double glazed window at the rear.

EXTERIOR



The property occupies a stunning established and deceptive plot in total extending to in excess of a third of an acre, enclosed to all sides with a substantial in-out driveway

with two pairs of twin ledge and brace electric gates leading on to a fantastic level of parking with central block set feature area with well stocked established borders, ornamental pond and waterfall and established hedge perimeter.

CAR PORT

To the side of the property is an open car port providing further parking or storage area.

GARDENS



The gardens run to all sides and have been beautifully landscaped with areas of lawn interspersed with block set and paved seating areas, raised beds well stocked with a range of trees and shrubs overlooking paddocks at the rear.

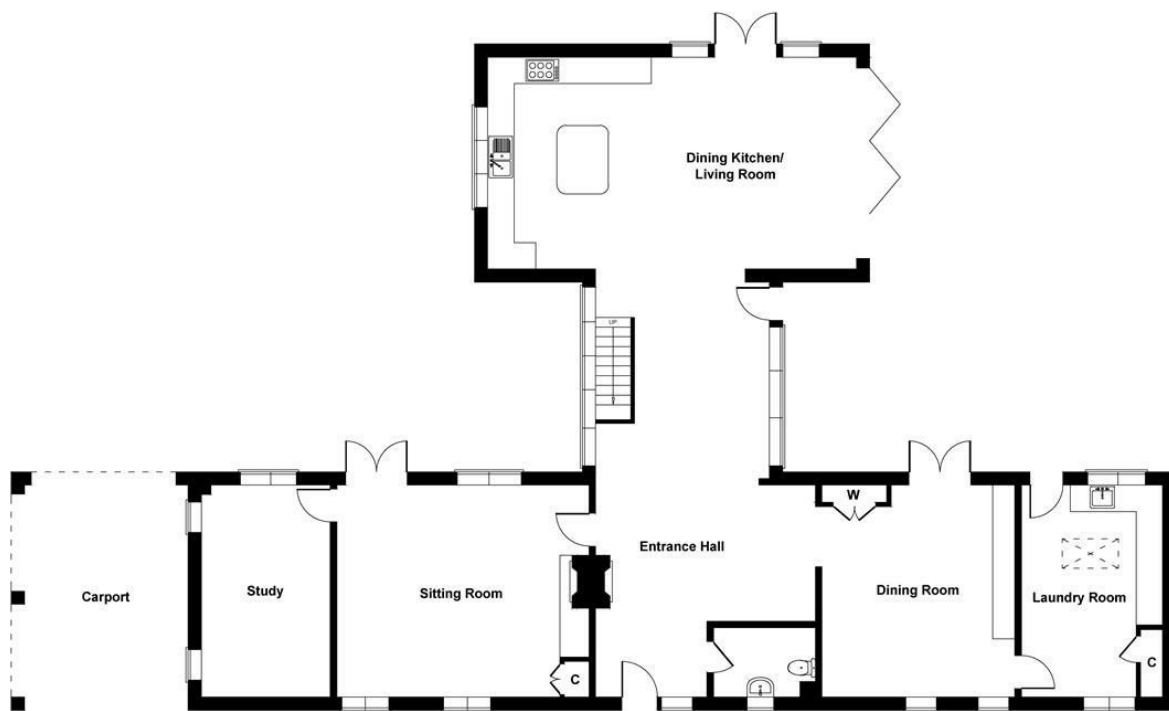


TIMBER CABIN

Within the garden is a timber cabin which provides a useful garden room, gym or potentially home office.

COUNCIL TAX BAND

Newark & Sherwood Council - Tax Band G.



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating		
	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		
	67	82
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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