



7 Hill Top, Orston, Nottinghamshire, NG13  
9PG

**£535,000**  
Tel: 01949 836678

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

An opportunity to purchase a tastefully presented detached, family orientated home, occupying a fantastic edge of village location within stunning, far reaching, panoramic views to the rear and tucked away in a small cul-de-sac setting within this highly regarded village.

The property has seen a general program of thoughtful modernisation over the years as well as having been reconfigured from the original layout creating an open plan living/dining kitchen with contemporary fixtures and fittings encompassing a family/snug area, central kitchen and dining space, all of which afford wonderful views and access out into the rear garden. In addition double doors lead through into a dual aspect sitting room having a feature fireplace with inset stove and, again, access out into the garden. Leading off the kitchen is a spacious utility room providing an excellent level of storage. From the central hallway is a useful ground floor cloak room and staircase rising to a well proportioned galleried landing, large enough to accommodate a reception area or study space. The landing links through into four bedrooms, three being doubles, the master benefitting from ensuite facilities, and separate family bathroom.

In addition the property is neutrally decorated throughout and benefits from UPVC double glazing and gas central heating. The property occupies a delightful established plot, tucked away towards the end of a small close with ample off road parking and open car port and an attractive landscaped garden at the rear which looks out onto adjacent paddocks.

Overall viewing is the only way to truly appreciate both the location and accommodation on offer.

## ORSTON

The Conservation village of Orston has a highly regarded primary school, public house and riding school/livery yard and is located just off the A52 between the market town of Bingham and the village of Bottesford where there are further amenities including secondary schooling, shops and restaurants, doctors and dentists. The village is convenient for the A52 and A46 providing good access to the cities of Nottingham and Leicester. There is a railway station just

outside the village linking to Grantham and Nottingham and from Grantham there is a high speed train to King's Cross in just over an hour.

A CANOPIED PORCH WITH COMPOSITE CONTEMPORARY ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

### INITIAL ENTRANCE HALL

9'10" max x 10'10" max into stairwell (3.00m max x 3.30m max into stairwell)



A pleasant initial L shaped entrance vestibule having staircase rising to the first floor landing, central heating radiator and double glazed window to the front.

Further doors leading to:



### GROUND FLOOR CLOAK ROOM

7' x 3'4" (5'11" max into stairwell) (2.13m x 1.02m (1.80m max into stairwell))



Having a two piece suite comprising close coupled WC and pedestal washbasin, central heating radiator and useful under stairs alcove.

## DINING KITCHEN

20'8" x 11'5" (6.30m x 3.48m)



A fantastic central space which links through into both the main sitting room and also a family room/snug area, creating an L shaped living/entertaining space which benefits from a dual aspect as well as fantastic panoramic views into the rear garden and beyond. The initial dining area has a central heating radiator, inset downlighters to the ceiling, double glazed sliding patio door into the rear garden and large built in pantry unit. The dining area opens out into the kitchen area which is fitted with a range of contemporary base units having low level plinth lighting, two runs of preparation surfaces, one encompassing a breakfast bar for informal dining, the main run having inset sink and drain unit with brushed metal mixer tap, integrated appliances including induction hob with splash back and chimney hood over, double oven and Smeg dishwasher, inset downlighters to the ceiling and double glazed window overlooking the rear garden and views beyond.



The kitchen area is in turn open plan to:

### FAMILY ROOM/SNUG

15'9" into bay x 9'3" (4.80m into bay x 2.82m)



A versatile space ideal as an additional, informal sitting room having central heating radiator and double glazed window to the front.

RETURNING TO THE DINING AREA OF THE KITCHEN A PAIR OF GLAZED DOORS LEAD THROUGH INTO:



### MAIN SITTING ROOM

24'5" x 10'10" (7.44m x 3.30m)



A light and airy space benefitting from windows to three elevations the focal point to the room being chimney breast with raised hearth, exposed brick back, inset solid fuel stove and oak mantel above. The room having coved ceiling, inset downlighters, two central heating radiators, double glazed bay window to the front, additional window to the side and sliding patio door with aspect out into the rear garden.

RETURNING TO THE KITCHEN A FURTHER DOOR LEADS THROUGH INTO:



### UTILITY ROOM

11'10" x 8'2" (3.61m x 2.49m)



A well proportioned and useful space fitted with an excellent level of storage having wall and base units as well as full height larder unit, work surface with inset stainless steel sink and drain unit with chrome mixer tap, plumbing for washing machine, space for tumble dryer, room for further free standing appliances, central heating radiator, double glazed window to the rear and exterior door into the garden. A further door gives courtesy access into the rear of the car port.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

### FIRST FLOOR LANDING



A particularly generous space providing a large enough area to create a reception space and would accommodate a study area or sofa, having under eaves storage, central heating radiator, built in airing cupboard which also houses the gas central heating boiler, access to loft space above and double glazed window to the front.

Further doors lead to:



### BEDROOM 1

11' x 11' (plus 1'10" for wardrobes) (3.35m x 3.35m (plus 0.56m for wardrobes))



A double bedroom benefitting from ensuite facilities as well as fantastic, elevated, far reaching views to the rear, the room having fitted wardrobes with sliding mirrored door fronts and central heating radiator.

A further door leads through into:



### ENSUITE SHOWER ROOM

7'2" x 2'7" (2.18m x 0.79m)



Having a contemporary suite comprising shower enclosure with wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and wall mounted vanity unit with inset washbasin and tiled and mirrored splash back, contemporary column radiator and double glazed window.

### BEDROOM 2

13'6" max into dormer x 9' (4.11m max into dormer x 2.74m)



A further double bedroom having aspect to the front with walk in double glazed dormer window, under eaves storage and central heating radiator.

### BEDROOM 3

11' x 10'10" (3.35m x 3.30m)



Again a double bedroom having aspect to the front with central heating radiator and double glazed window.

### BEDROOM 4

8'11" max x 7'2" (2.72m max x 2.18m)



Currently utilised as a first floor office but would make a single bedroom having central heating radiator and double glazed window with fantastic, far reaching views.

### BATHROOM

9' x 7'7" max (2.74m x 2.31m max)



An L shaped room having a contemporary suite comprising double ended bath with wall mounted mixer tap and

further wall mounted shower mixer with both independent handset and rainwater rose over and glass screen, vanity unit with WC concealed cistern, quartz effect vanity surface and inset RNK Ceramics basin with chrome mixer tap and quartz effect and mirrored splash backs, contemporary column radiator and double glazed window to the rear.

### EXTERIOR



The property occupies a pleasant position tucked away in a small cul-de-sac setting in this popular village, set back behind an open plan frontage which is mainly laid to lawn with borders established with a variety of shrubs. A double width driveway provides off road car standing for several vehicles and, in turn, leads to an attached car port providing further covered car standing or a useful storage area. A timber courtesy gate gives access into the rear garden which offers a westerly aspect and has been thoughtfully established and landscaped over the years, creating an initial elevated terrace linking back into the main reception areas and affording a delightful aspect down into a mainly lawned garden which is well stocked with a range of trees and shrubs, enclosed by fencing and hedging, with various seating areas to catch the sun throughout the day and evening. In addition a useful timber storage shed.



**CAR PORT**

16'3" deep x 8'8" wide (4.95m deep x 2.64m wide)

**COUNCIL TAX BAND**

Rushcliffe Borough Council - Band E

**TENURE**

Freehold

**ADDITIONAL NOTES**

We are informed the property is on mains gas, electric,

drainage and water (information taken from Energy performance certificate and/or vendor).

The property lies within the conservation area of the village.

### **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

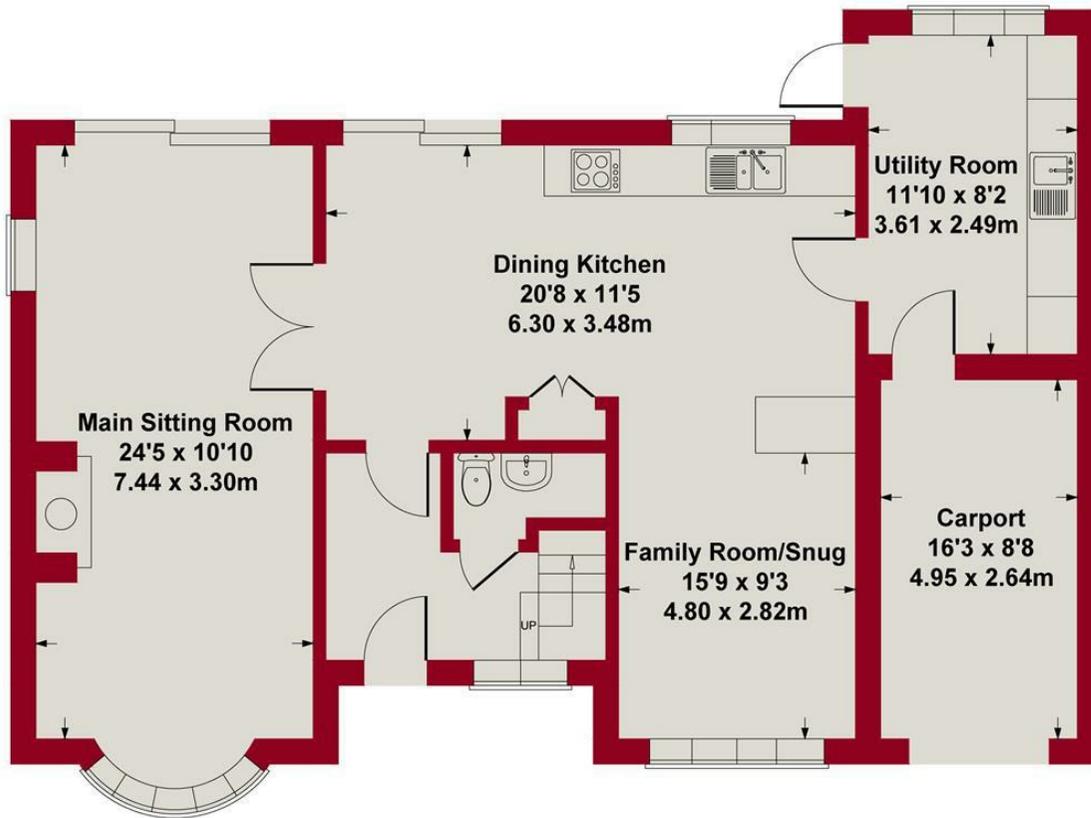
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

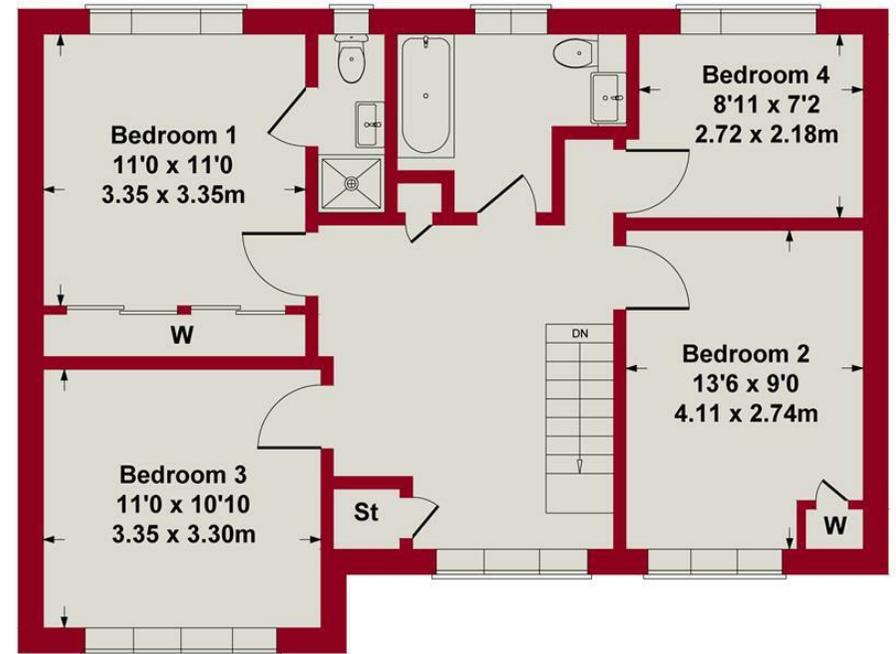
<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



**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. 2024**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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 firm's 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.*

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Registered in England. Ltd Registration number: 07140024

10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)



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