

FOR SALE

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**CLAREMONT, 40 WINCHILSEA AVENUE, NEWARK,
NOTTINGHAMSHIRE NG24 4AD**

£350,000

CLAREMONT, 40 WINCHILSEA AVENUE, NEWARK, NOTTINGHAMSHIRE NG24 4AD

A fine period Victorian property is situated on the highly regarded Winchilsea Avenue, only a short stroll of the facilities of Newark Town Centre. Claremont carries its name with pride on the original front gate pillar and the original history of this home continues with charm and character at every turn with panelled doors, original dog-leg staircase with turned bannisters and feature handrail, original cast-iron fireplaces to the first floor as well as the lounge and dining rooms.

The landscaping of the rear garden has created the perfect space for entertaining family and friends with al fresco dining with seating within the numerous sun traps. From the first cup of coffee and breakfast in the morning, to the lunchtime seating area and then the perfect relaxing area from which to enjoy the drops of Merlot... all drinks served from the purpose-built and well-stocked outdoor bar!

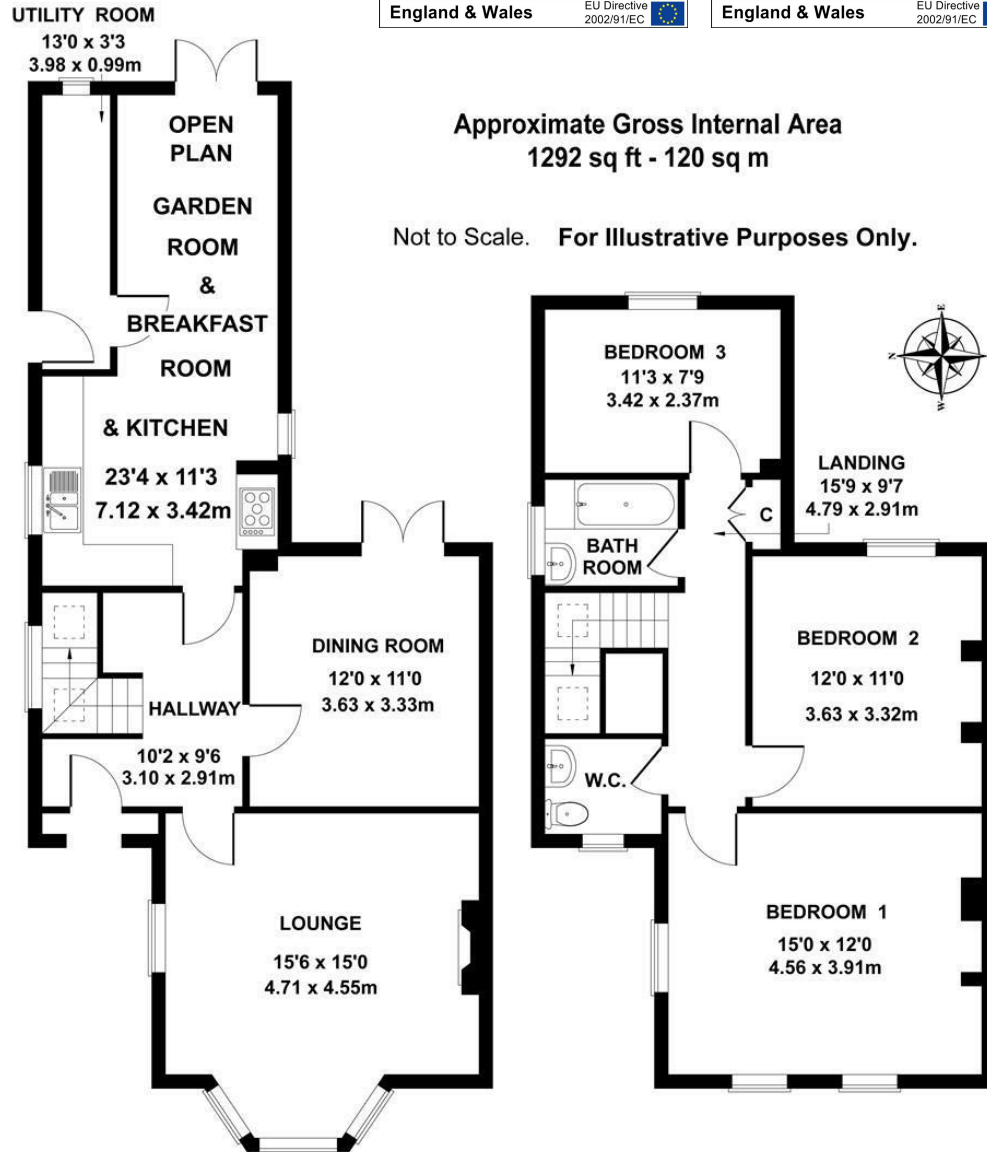
The accommodation on the ground floor is approached through a storm porch to a reception hall with the original stained glass work and attractive staircase rising to first floor. There are then two reception rooms, one with a bay window to the front elevation and one having double doors to the rear garden and both having decorative fireplaces. The open plan breakfast kitchen & garden room is of a generous size with range cooker and double doors to the rear garden. There is also a shelved utility room.

To the first floor, there are three bedrooms, two of which have decorative fireplaces. There is a bathroom with wash basin and bath with shower over and screen, with a separate W.C. from the landing.

Situated on a much sought-after road, please contact this office on 01949 87 86 85 to arrange your own viewing.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	48		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC



Nestled on the banks of the River Trent, Newark-on-Trent offers a unique blend of rich history, modern convenience, and picturesque natural beauty. This vibrant market town, a true hidden gem in Nottinghamshire, is a fantastic place to call home for families, professionals, and retirees alike.

A Town Steeped in History, Newark's past is etched into its stunning architecture and iconic landmarks. The majestic ruins of Newark Castle, a medieval fortress, stand proudly by the riverside, while the elegant Georgian and Victorian buildings lining the market square tell a story of centuries gone by. The town is also home to the fascinating National Civil War Centre, providing an immersive experience into its pivotal role in English history.

Excellent Connectivity Newark is a commuter's dream. With direct access to major roads including the A1, A46, and A17, travel to Nottingham, Lincoln, and Leicester is a breeze. For those needing to go further afield, Newark boasts two train stations. Newark Northgate offers high-speed services to London King's Cross, with a journey time of approximately 75 minutes, while Newark Castle provides connections to Nottingham and Lincoln.

Vibrant Community and Lifestyle Life in Newark is never dull. The town centre, with its cobbled market square, hosts regular open-air markets, including popular antique and farmers' markets, creating a bustling, community-focused atmosphere. You'll find a wide array of independent shops, high-street brands, and an excellent selection of award-winning restaurants, pubs, and coffee shops. For leisure, enjoy a tranquil stroll along the riverside towpath, explore the nearby Sherwood Forest, or catch a show at the Palace Theatre.

The town is well-equipped with a variety of quality nurseries, primary schools, and secondary schools, including the well-regarded Magnus Church of England Academy only a 30 second walk away. Residents also benefit from a range of amenities, including a leisure centre with swimming and tennis facilities, a cinema, and several parks and green spaces.

Council Tax Band **C**

BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.



For more details, email sponsorship@hammondpropertyservices.com



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,634 in 2024 for this extremely important Charity.

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

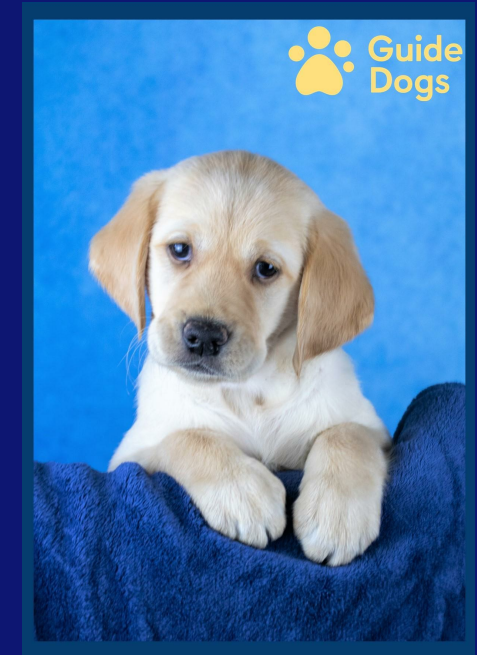
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

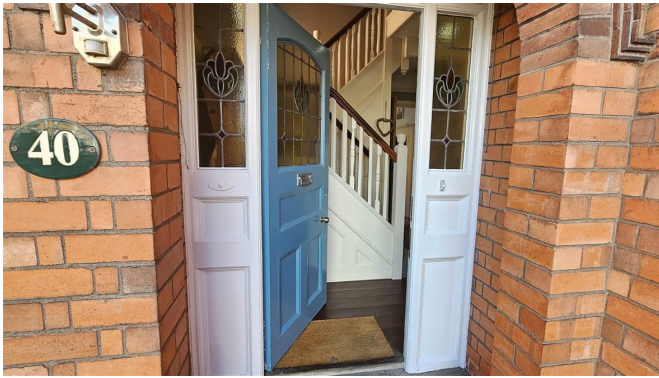
27th August 2025

Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





An arched and open storm-porch leads through the original entrance door with its coloured and leaded lights and matching side windows.

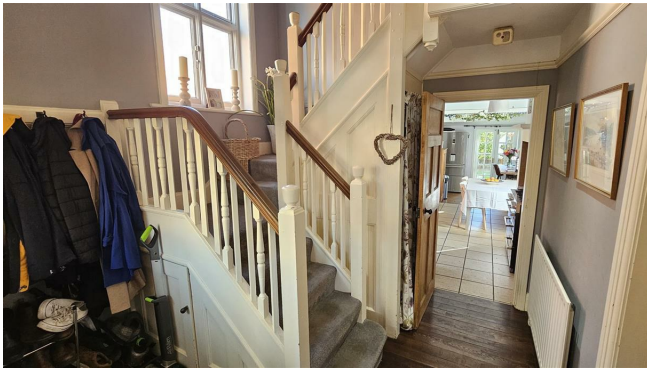
RECEPTION HALLWAY

with the original staircase rising to the first floor and a useful understairs storage cupboard. Central heating radiator.

LOUNGE

15'6 x 15'0 (4.72m x 4.57m) with a central heating radiator and feature bay with sash windows. Feature fireplace, picture rail and ornate corning.

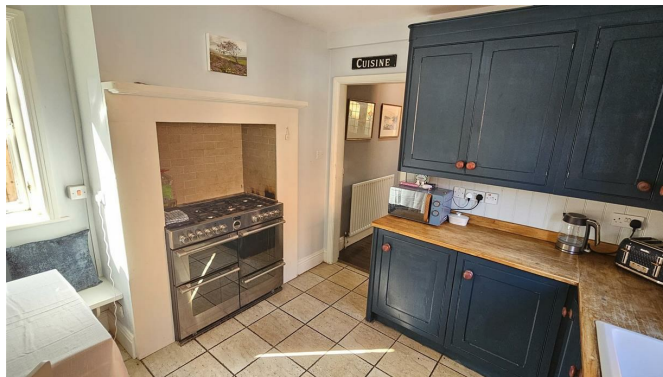




OPEN PLAN BREAKFAST KITCHEN

23'4 x 11'3 (7.11m x 3.43m)

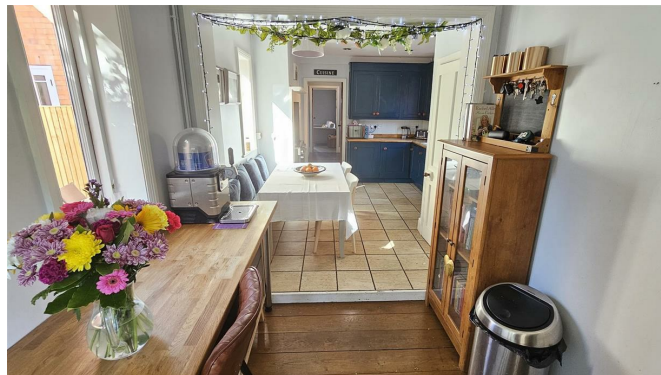
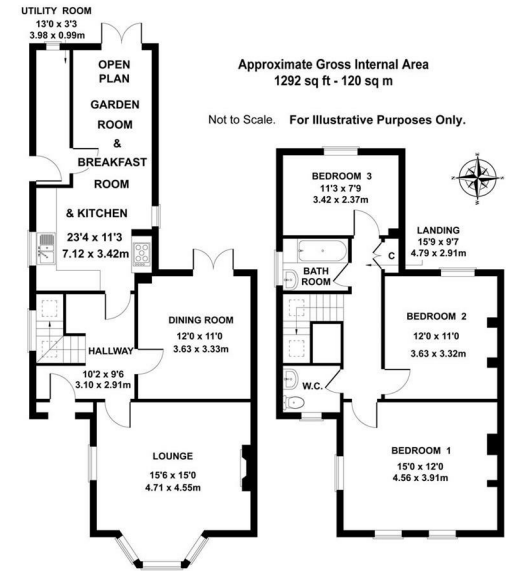
A spacious area incorporating a hand-built kitchen with solid base and wall units. Five ring gas range cooker, One and a half bowl sink unit with mixer tap and drainer. Windows to two elevations ensuring plenty of light to the kitchen. Tiled flooring and a breakfast table area and fitted bench seating. Plumbing for a dishwasher.





THE OPEN PLAN GARDEN ROOM AREA
with side window and double doors leading to the landscaped rear garden.

UTILITY ROOM
shelved utility area with plumbing for a washing machine and space for a dryer, side door and tiled flooring.





DINING ROOM

12'0 x 11'0 (3.66m x 3.35m)
with a central heating radiator and feature
fireplace and picture rail. Double doors lead
outside to yet another sun-trap seating area.





STAIRS TO THE FIRST FLOOR LANDING
From the hallway, a dog-leg staircase rises to the first floor landing, passing the side window which ensure plenty of light to the hallway and landing.

BEDROOM 1
15'0 x 12'0 (4.57m x 3.66m)
with a central heating radiator and working sash windows to two elevations. Feature and original fireplace.





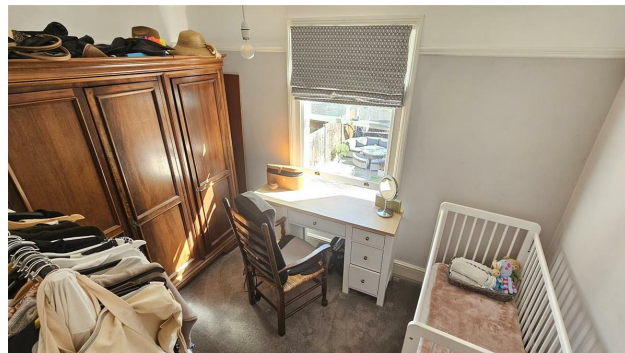
BEDROOM 2

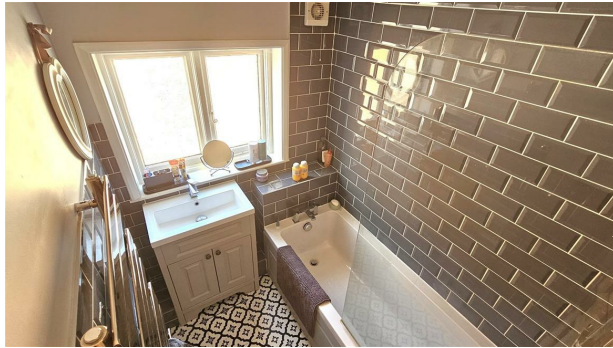
12'0 x 11'0 (3.66m x 3.35m)
with a central heating radiator and working
sash window overlooking the rear garden.
Feature and original fireplace.



BEDROOM 3 / HOME OFFICE

11'3 x 7'9 (3.43m x 2.36m)
with a central heating radiator and working
sash window overlooking the rear garden.





BATHROOM

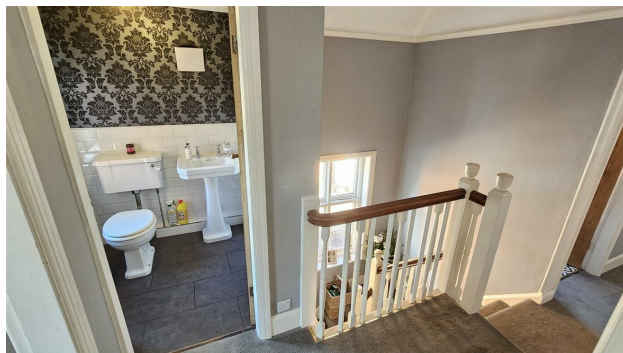
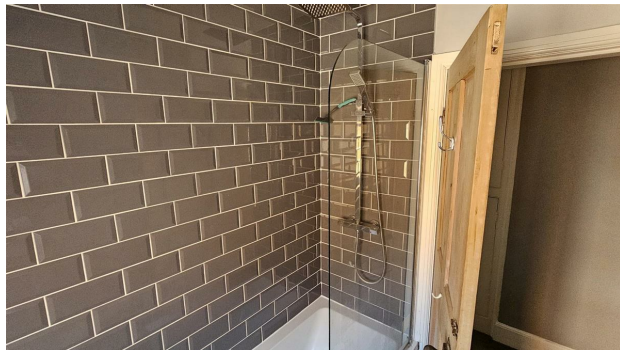
a two piece suite comprising a panelled bath with shower over with both handset and rainshower and a pivot screen, wash basin with cupboard under, chrome towel radiator, tiling to the walls and floor, extractor fan.

SEPARATE W.C.

with a Victorian style pedestal wash basin and W.C., tiled flooring and window to the front elevation.

OUTSIDE - FRONT

the original brick wall and gate posts are enhanced with the house name, Claremont, being engraved within. The gravelled borders are well-stocked with mature shrubs and a central pathway leads to the open storm porch.





OUTSIDE - REAR

The current owners have created the perfect venue for entertaining family and friends with ease of maintenance at the forefront of the landscaping. The artificial grass ensures an easy play area throughout the year, whatever the weather and the rear garden is fully enclosed for safe play. To the side of the property is a further morning sun-trap and three very useful storage sheds. Sensibly, an outside tap has been fitted.

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OUTSIDE - FOR AL FRESCO ENTERTAINING

From the first cup of coffee and breakfast in the morning, to the lunchtime seating area and then the perfect relaxing area from which to enjoy the last drops of Merlot... all drinks served from the purpose-built, shelved and well-stocked bar!





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



akerspritchett.com

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Your property will be advertised on Rightmove and hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

For more information, please call **Denise** on **01949 87 86 90**



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and to discuss what we do
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