

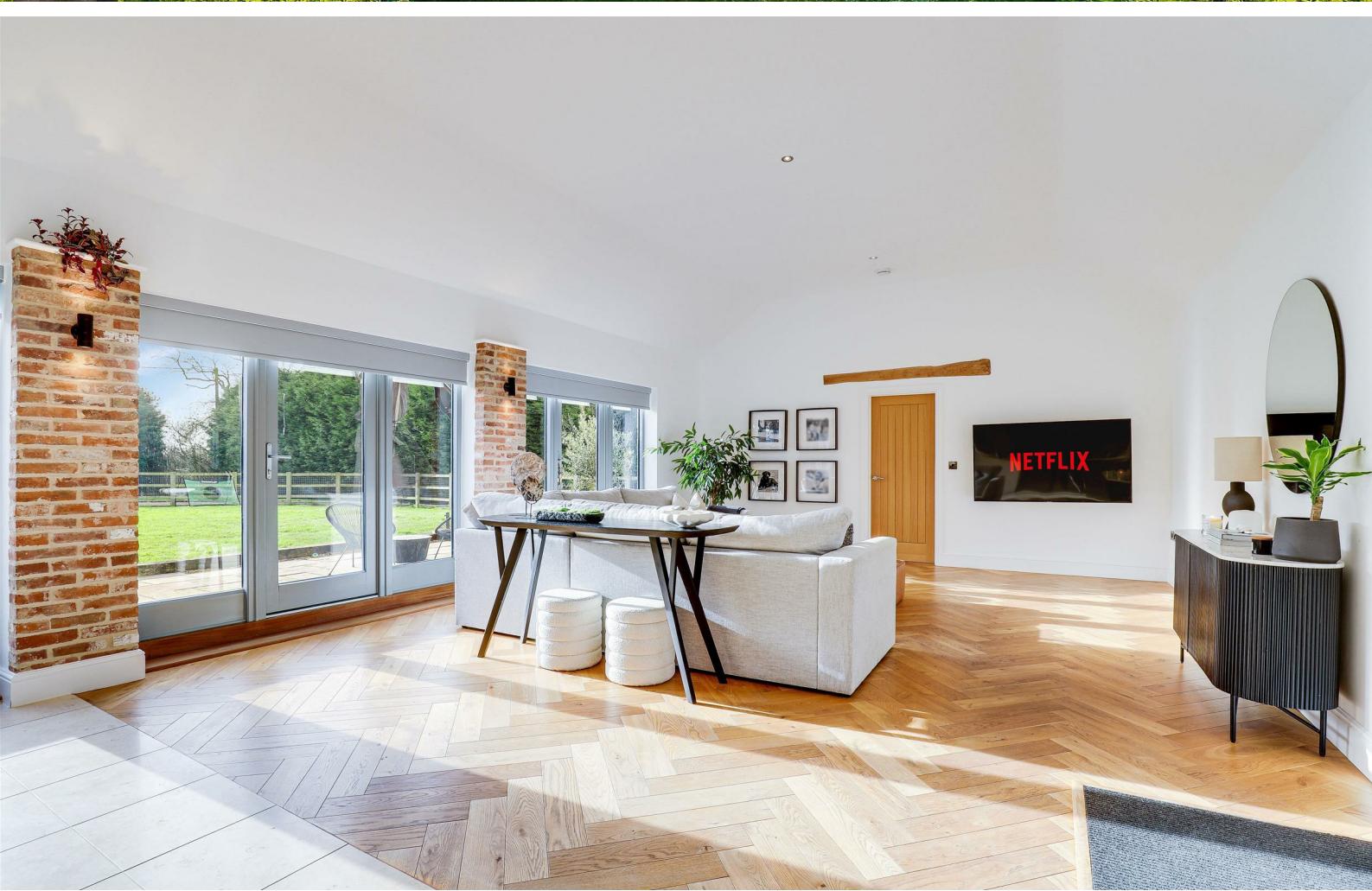
HoldenCopley

PREPARE TO BE MOVED

Oxton Hill, Southwell, Nottinghamshire NG25 0RB

Guide Price £650,000 - £700,000

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FOUR BEDROOM BARN CONVERSION IN EXCLUSIVE GATED DEVELOPMENT...

Nestled within an exclusive gated development of just six luxurious barn conversions, this stunning four-bedroom home offers the perfect blend of contemporary elegance and rustic charm. Set on a private plot, accessed via a shared electric gate, the property boasts a beautifully presented interior, ideal for a growing family looking to move straight in. In addition to the four bedrooms, there is an additional room perfect for use as a bedroom, office, or child's playroom, offering versatile living options. The heart of the home is the spacious open-plan living area, where exposed wooden beams and characterful exposed brickwork seamlessly complement modern finishes. The bespoke fitted kitchen features Quartz worktops, high-end integrated appliances, and a large breakfast bar island, perfect for entertaining. A separate utility room and a guest W/C add convenience. The four bedrooms offer versatile living options, with two benefiting from luxurious ensuite bathrooms, while the modern four-piece family bathroom serves the remaining bedrooms. Underfloor heating runs throughout the home, ensuring year-round comfort, while fitted electric blinds provide privacy. The master suite is a true retreat, featuring air conditioning for ultimate comfort. Outside, the property boasts a double garage with parking spaces for two cars in front, a large gravel driveway that can accommodate four cars, and a spacious south-facing rear garden with a patio and a well-maintained lawn—perfect for outdoor living. Additionally, the warm outdoor shower is ideal for rinsing pets off after a muddy walk. The home is equipped with a comprehensive CCTV and alarm system, enhancing security and peace of mind. Surrounded by breathtaking open fields, this remarkable home provides a tranquil countryside setting while maintaining excellent connectivity - making it a rare and highly desirable opportunity.





- Barn Conversion With Underfloor Heating
- Four Bedrooms With An Additional Bedroom/Office
- Modern Fitted Kitchen With Quartz Worktops
- Open Plan Living
- Utility Room & W/C
- Four Piece Bathroom Suite & Two En-Suites
- Gated Access With Ample Off-Road Parking & Double Garage
- Large South Facing Rear Garden
- Highly Sought After Location
- Must Be Viewed





LOCATION

Southwell is a historic market town, known for its stunning Southwell Minster, the town offers a mix of charming countryside and modern conveniences. Southwell has a good range of shops, including supermarkets, independent boutiques, cafés, and essential services, making it largely self-sufficient. Transport links are convenient, with regular bus services to Nottingham, Newark, and Mansfield, as well as easy access to the A612 for road connections. The nearest train stations are in Newark, providing direct routes to London and other major cities. Southwell is also home to excellent schools, including Lowe's Wong Infant & Junior School and the highly regarded Minster School, which offers both primary and secondary education. With its rich history, strong community feel, and good amenities, Southwell is an attractive place to live for families and professionals alike.

ACCOMMODATION

Living Room

16'7" x 17'5" (5.06m x 5.33m)

The living room has a single composite door providing access into the accommodation, engineered wood herringbone flooring with underfloor heating, a wall-mounted digital thermostat, wall-mounted light fixtures, exposed brick walls, recessed spotlights, two sets of wooden single doors with glass panels either side and fitted electric blinds that provide access out to the garden.

Kitchen

19'4" x 17'5" (5.90m x 5.32m)

The kitchen has a range of fitted matte handleless base and wall units with Quartz worktops, a matching breakfast bar island that features an inset stainless steel sink and a half with a swan neck mixer tap and a pop up socket, an integrated Neff double oven and dishwasher, an electric hob with an extractor hood, an American style fridge-freezer, tiled flooring with underfloor heating, a fitted double door storage cupboard, wall-mounted light fixtures, pendant lights, wooden beams to the ceiling, a wooden double-glazed window to the front elevation, a wooden single door with glass panels either side with fitted electric blinds that provide access out to the garden.

Utility Room

4'1" x 7'6" (1.25m x 2.29m)

The utility room has tiled flooring with underfloor heating, a recessed spotlight and a wooden single door providing side access.

W/C

7'4" x 3'5" (2.24m x 1.05m)

This space has a low level flush W/C, a wall-mounted wash basin with fitted storage and a tiled splashback, tiled flooring with underfloor heating and an extractor fan.

Hall

5'6" x 39'5" (1.69m x 12.03)

The hall has engineered wood herringbone flooring with underfloor heating, a wall-mounted digital thermostat, wall-mounted light fixtures, wooden beams to the ceiling, a wooden double-glazed window with fitted electric blinds and wooden double-glazed velux windows.

Master Bedroom

16'3" x 14'6" (4.97m x 4.43m)

The master bedroom has a wooden single door with arched double-glazed windows and a brick arch detail, engineered wood herringbone flooring with underfloor heating, a wall-mounted digital thermostat, a wall-mounted air conditioning unit, wooden beams to the ceiling and access into the en-suite.

En-Suite

8'7" x 4'1" (2.63m x 1.27m)

The en-suite has a concealed dual flush W/C, a countertop wash basin with fitted storage, a wall-mounted vanity mirror with LED lighting, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring with underfloor heating, tiled walls, a heated towel rail, recessed spotlights and a wooden double-glazed obscure window to the side elevation.

Bedroom Two

13'1" x 13'3" (4.01m x 4.04m)

The second bedroom has a wooden double-glazed window to the rear elevation, carpeted flooring with underfloor heating, a wall-mounted digital thermostat, fitted handleless wardrobes with drawers and open shelves, a built-in wardrobe with double doors, recessed spotlights and access into the en-suite.

En-Suite

7'9" x 3'10" (2.38m x 1.17m)

The en-suite has a low level flush W/C, a wall-mounted wash basin with storage, a fitted shower enclosure with a mains-fed shower, tiled flooring with underfloor heating, tiled walls, a chrome heated towel rail, an extractor fan, recessed spotlights and a wooden double-glazed obscure window to the front elevation.

Bedroom Three

15'1" x 11'1" (4.61m x 3.64m)

The third bedroom has wooden double-glazed windows to the side elevation, engineered wood herringbone flooring with underfloor heating, a wall-mounted digital thermostat, recessed spotlights and a wooden beam to the ceiling.

Bedroom Five/Office

8'4" x 8'7" (2.56m x 2.63m)

The fifth bedroom/office has a wooden double-glazed window to the side elevation, engineered wood herringbone flooring with underfloor heating, a wall-mounted digital thermostat and wooden beams to the ceiling.

Bedroom Four

8'9" x 11'10" (2.68m x 3.62m)

The fourth bedroom has a wooden double-glazed window to the side elevation, engineered wood herringbone flooring with underfloor heating, a wall-mounted digital thermostat, a panelled feature wall and a wooden beam to the ceiling.

Bathroom

8'7" x 7'6" (2.64m x 2.30m)

The bathroom has a low level flush W/C, a wash basin with fitted storage and a swan neck mixer tap, a wall-mounted vanity mirror with LED lighting, a double ended fitted panelled bath with a central swan neck mixer tap, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring with underfloor heating, tiled walls, recessed spotlights and an extractor fan.

OUTSIDE

Outside there is a shared electric gate providing access to a double garage that can park two cars in front, a gravel driveway that can park four cars and a south facing garden with a patio, courtesy lighting, outdoor power sockets, an outdoor tap, an outdoor shower tap and a lawn with a fence panelled boundary.

Garage

The double garage has built-in shelving.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Oil
Septic Tank – No
Broadband – Openreach
Broadband Speed - Superfast - 60 Mbps (Highest available download speed) 18 Mbps (Highest available upload speed)
Phone Signal – 3G, 4G & 5G available
Sewage – water treatment plant
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No
Any shared or communal facilities? a shared water treatment plant, shared electric gate, shared bin store area and some communal green space
Access road made up and adopted? Yes

DISCLAIMER

Council Tax Band Rating - Newark & Sherwood District Council - Band G

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

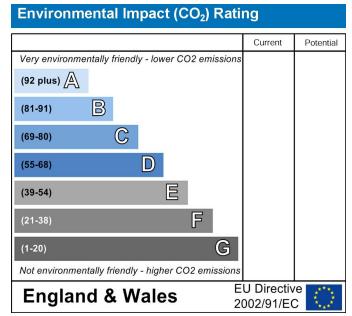
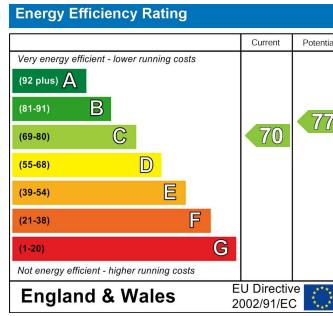
Property Tenure is Freehold

Service Charge in the year marketing commenced (£PA): £250

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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