



Tare Cottage, Main Street, Caunton, Newark

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Offers in excess of £450,000

- IMMACULATE DETACHED HOME
- HIGHLY DESIRABLE VILLAGE POSITION WITH CHURCH VIEWS!
- GF W.C & UTILITY ROOM
- WONDERFULLY LANDSCAPED CORNER PLOT
- EASE OF ACCESS TO MAIN ROAD LINKS!
- FOUR WELL-PROPORTIONED BEDROOMS
- MAGNIFICENT OPEN-PLAN LIVING/DINING KITCHEN
- LARGE DUAL-ASPECT LIVING ROOM
- ATTACHED DOUBLE GARAGE & AMPLE PARKING
- EXCEPTIONAL PRESENTATION THROUGHOUT!
Tenure: Freehold. EPC 'D'

COMFORTABLE FAMILY LIVING WITH GENEROUS SPACE THROUGHOUT..!

Take the time to appreciate Tare Cottage!... A tremendous detached residence, situated in the heart of a picturesque semi-rural village, close to main road links and Newark Town Centre. Constructed in 1975.

Not only does the property promote CAPTIVATING CHURCH VIEWS and PRISTINE PRESENTATION... You'll feel the wealth of warmth from the moment you step inside and enjoy the BRIGHT, AIRY and FREE-FLOWING internal layout, comprising: Inviting reception hall, a large ground floor W.C, a generous DUAL-ASPECT living room with eye-catching feature fireplace. The heart of the home is undoubtedly the bespoke OPEN-PLAN LIVING/ DINING KITCHEN. Showcasing a range of integrated modern appliances, breakfast bar and access into a separate utility room.

The expansive galleried-style landing hosts a three-piece family bathroom and FOUR EXCELLENT SIZED BEDROOMS. Two of which are enhanced by EXTENSIVE FITTED WARDROBES.

Externally, the CAPTIVATING (0.10 of an acre) CORNER PLOT is a joy to behold. Having been thoughtfully designed to create a magnificent external escape. There are attractive front, side and rear wild-flower gardens. A lovely paved seating area, directly from the open-plan kitchen space in the SOUTH-WEST FACING GARDEN and an EXTENSIVE BLOCK PAVED DRIVEWAY. Hosting ample off-street parking and access into an ATTACHED DOUBLE GARAGE. Equipped with power, lighting and an electric roller garage door. Posing great scope to be utilised into additional living accommodation. Subject to relevant approvals.

Additional benefits of this STRIKING, SPACIOUS and IMPECCABLY MAINTAINED modern home include uPVC double glazing, oil fired central heating, cavity wall insulation and a functional alarm system.

'Tare' is TOO GOOD TO SCROLL PAST!... Internal viewings are VITAL, in order to fully appreciate this tremendous home in all its glory!



RECEPTION HALL:	125 x 6'9 (3.78m x 2.06m)
GROUND FLOOR W.C:	6'10 x 4'8 (2.08m x 1.42m)
OPEN-PLAN LIVING/DINING KITCHEN:	17'7 x 12'6 (5.36m x 3.81m)
UTILITY ROOM:	9'1 x 7'6 (2.77m x 2.29m)
GENEROUS DUAL-ASPECT LIVING ROOM:	19'9 x 11'10 (6.02m x 3.61m)
FIRST FLOOR LANDING:	13'6 x 6'9 (4.11m x 2.06m)
With loft hatch access point. Providing a pull-down ladder and boarding.	
MASTER BEDROOM:	12'7 x 10'0 (3.84m x 3.05m)
BEDROOM TWO:	12'5 x 10'6 (3.78m x 3.20m)
BEDROOM THREE:	12'6 x 6'9 (3.81m x 2.06m)
BEDROOM FOUR:	8'10 x 6'9 (2.69m x 2.06m)
FAMILY BATHROOM:	6'9 x 6'8 (2.06m x 2.03m)
ATTACHED DOUBLE GARAGE:	16'7 x 15'10 (5.05m x 4.83m)

Accessed via an electric roller garage door. Equipped with power and lighting, via three ceiling strip-lights. Loft hatch access point, external cold water tap and a uPVC double glazed window to the right side elevation. A left sided uPVC double glazed personal door gives access to the rear garden and utility. There is excellent scope for the garage space to be adapted into additional living accommodation. Subject to relevant approvals.





EXTERNALLY:
The property occupies a wonderful central position, situated in a Conservation area, adjacent to the local St.Andrews Parish Church. The house occupies a magnificent 0.10 of an acre private plot. The front aspect provides a low-level wooden personal gated access onto a concrete pathway, leading to the timber framed, sloped roof storm porch and uPVC double glazed front door. The well-tended front garden is predominantly laid to lawn. Hosting a range of complementary planted borders and a range of mature hedges. There are high-level conifer hedge front an side boundaries. A block paved pathway leads to the right side of the house, onto a generous and block paved MULTI-VEHICLE DRIVEWAY. Accessed via Chapel Lane. This leads to the attached DOUBLE GARAGE, with electric roller garage door.
A wooden rear personal gate opens into a well-appointed wild-life garden, with access to the septic tank and oil tank. There is a lovely paved seating area, with low-level wall. Directly accessed from the open-plan dining kitchen. uPVC double glazed personal doors lead to the utility room and double garage. There are high-level conifer hedge right side and rear boundaries. Part fenced and walled left side boundaries. All ensuring a high-degree of privacy, all year round.

Services:
Mains water, and electricity are all connected. drainage is connected via a shared septic tank. There is oil-fired central heating, cavity wall insulation and uPVC double glazing throughout.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Approximate Size: 1,475 Square Ft.
Measurements are approximate and for guidance only. This includes the double garage.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'E'

EPC: Energy Performance Rating: 'D' (62)
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:
Caunton is a lovely, picturesque semi-rural village, situated only 6 miles away from Newark Town Centre, hosting a wide array of excellent local amenities and two Train Stations, where there is a fast track railway link to LONDON KINGS CROSS STATION FROM NEWARK NORTH GATE STATION in approximately 1 hour 15 minutes. The village offers two popular public houses, (St.Andrews) Parish Church, an abundance of delightful countryside walks and ease of access onto the A616, with links to Southwell, Maplebeck and Ollerton.

Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Draft Details-Awaiting Approval:
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

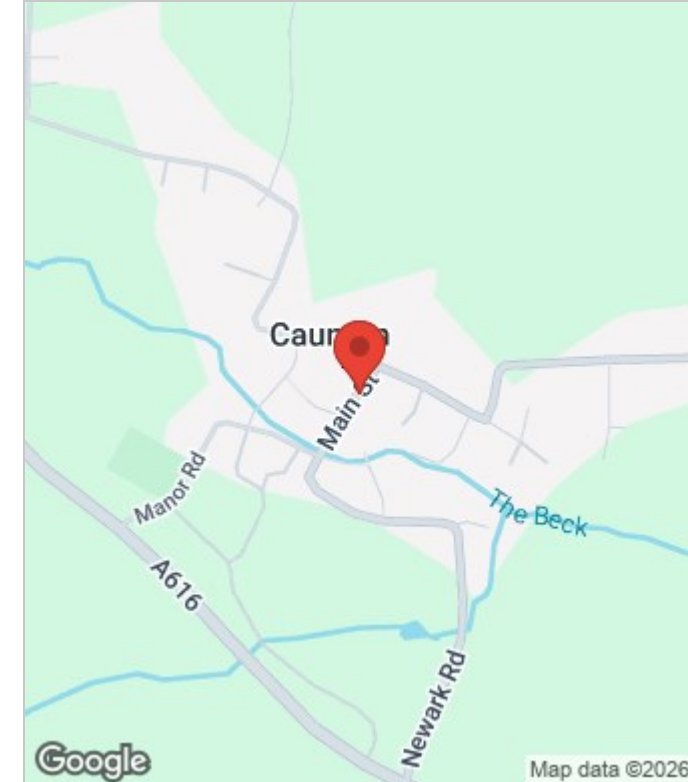




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



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