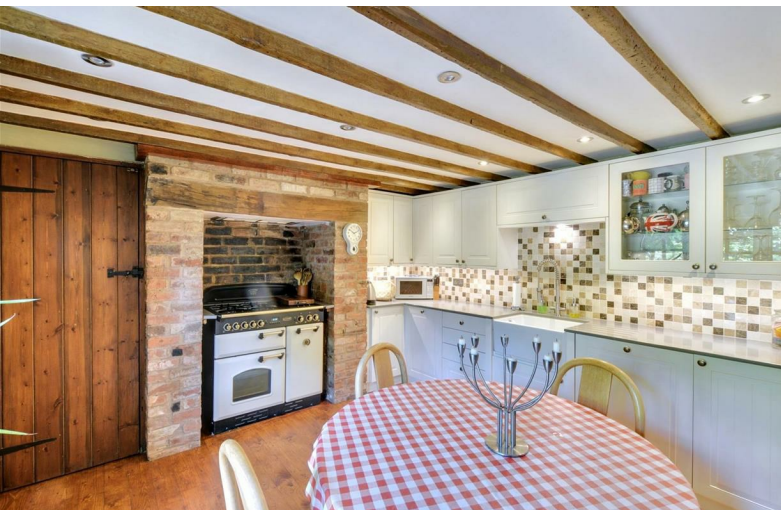




Oxton Road  
Arnold, Nottingham NG5 8PS

CHARMING THREE BEDROOM COTTAGE  
WITH ORIGINAL FEATURES...

**Asking Price £390,000 Freehold**



\*\*\* PLANNING PERMISSION FOR DOUBLE GARAGE AND WORKSHOP \*\*\*

A RARE OPPORTUNITY – CHARMING COTTAGE IN SECLUDED RURAL POSITION

Robert Ellis are delighted to welcome to the market this truly unique and character-filled THREE BEDROOM COTTAGE, dating back to the 1790s and offered to the market for the first time in over 30 years.

Positioned in a private and rural location opposite Ramsdale Golf Course, the property enjoys a secluded setting with far-reaching greenbelt views, whilst still being conveniently placed for local amenities and well-regarded schools.

The accommodation comprises a welcoming entrance, useful utility room, farmhouse-style kitchen diner with French doors to the rear garden, and a stunning main reception room boasting exposed brickwork, a feature log burner and original ceiling beams. To the first floor are two generous double bedrooms, a third single bedroom and a well-appointed four-piece bathroom suite.

Occupying a substantial SOUTH-FACING PLOT measuring approximately 3/4 ACRE, the property is set back behind electric gates with a large turnaround driveway, gravelled seating area, and beautifully maintained lawns bordered by mature trees and shrubs offering a high degree of privacy.

Properties of this nature rarely come to the market – early viewing is strongly recommended.



### Entrance Porch

6'3" x 4'0" approx (1.91m x 1.22m approx)

With windows to the front and side elevations, glazed access door providing access to the entrance porch, wall mounted gas central heating combination boiler providing hot water and central heating to the property, ceiling light point, light and power, internal stable door leading through to the utility room.

### Utility Room

6'4" x 11'10" approx (1.93m x 3.61m approx)

The utility room has a range of matching wall and base units with wooden worktops, a ceramic sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine & tumble dryer, tiled walls, tiled flooring, recessed spotlights and two double-glazed windows.

### Kitchen Diner

12'0" x 14'9" approx (3.66m x 4.50m approx)

The kitchen diner has a range of fitted base and wall units with worktops, a Belfast sink with draining grooves and a swan neck mixer tap, a recessed exposed brick alcove with space for a range cooker, partially tiled walls, recessed spotlights, exposed wooden ceiling beams, a vertical radiator, wooden flooring, a double-glazed window and double French doors opening out to the garden.

### Inner Entrance Hall

10'3" x 5'11" approx (3.12m x 1.80m approx)

The inner hall has wooden flooring, carpeted stairs, a radiator, exposed wooden ceiling beams, an in-built storage cupboard and recessed spotlights.

### Living Room

13'0" x 12'11" approx (3.96m x 3.94m approx)

The living room has wooden flooring, radiator, exposed wooden ceiling beams, an exposed brick recessed chimney breast alcove with a feature log burner and two double-glazed windows.

### Conservatory

19'0" x 17'0" approx (5.79m x 5.18m approx)

The conservatory has wooden flooring, a column radiator, a polycarbonate roof, double-glazed windows surround and double French doors opening out to the garden.

### Landing

2'8" x 16'3" approx (0.81m x 4.95m approx)

The landing has a mix of carpeted flooring and wooden

flooring, recessed spotlights, access to the first-floor accommodation and access to the loft.

### Master Bedroom

12'9" x 9'10" approx (3.89m x 3.00m approx)

The main bedroom has carpeted flooring, a radiator, a traditional fireplace and a double-glazed window.

### Bedroom Two

9'2" x 12'1" approx (2.79m x 3.68m approx)

The second bedroom has wooden flooring, a radiator, a traditional fireplace and a double-glazed window.

### Bedroom Three

6'5" x 9'0" approx (1.96m x 2.74m approx)

The third bedroom has wooden flooring, a radiator and a double-glazed window.

### Bathroom

8'4" x 6'0" approx (2.54m x 1.83m approx)

The bathroom has a low-level flush W/C, a pedestal wash basin, paneled bath, a large walk-in shower, a column radiator, paneled walls, carpeted flooring and double-glazed obscure window.

### Outside

Outside, the property is spread over approximately 1/4 of an acre and is south-facing, featuring a large driveway providing ample off-road parking, a gravel patio area, a extensive lawn, and a variety of mature trees, plants, and shrubs.

### Agents Notes: Additional Information

Council Tax Band: G

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 8mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

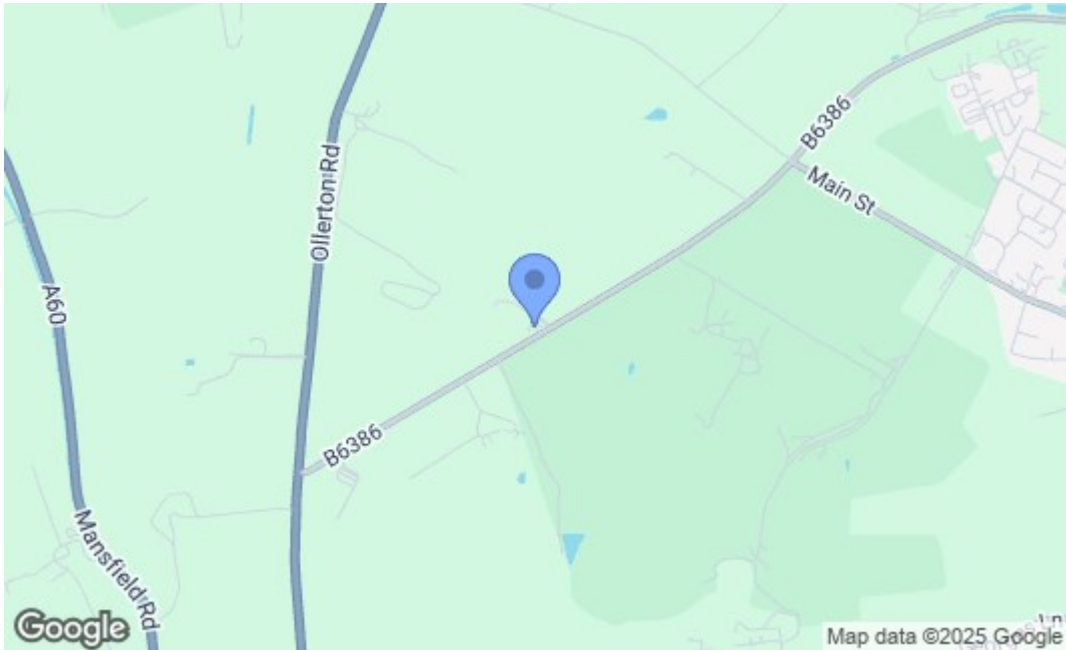
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





| Energy Efficiency Rating                                        |   | Current                                                                               | Potential |
|-----------------------------------------------------------------|---|---------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs                     |   |                                                                                       |           |
| (92 plus)                                                       | A |                                                                                       |           |
| (81-91)                                                         | B |                                                                                       |           |
| (69-80)                                                         | C |                                                                                       |           |
| (55-68)                                                         | D |                                                                                       | 68        |
| (39-54)                                                         | E |                                                                                       |           |
| (21-38)                                                         | F | 32                                                                                    |           |
| (1-20)                                                          | G |                                                                                       |           |
| Not energy efficient - higher running costs                     |   |                                                                                       |           |
| England & Wales                                                 |   | EU Directive<br>2002/91/EC                                                            |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |   |  |           |
|                                                                 |   | Current                                                                               | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                                                                                       |           |
| (92 plus)                                                       | A |                                                                                       |           |
| (81-91)                                                         | B |                                                                                       |           |
| (69-80)                                                         | C |                                                                                       |           |
| (55-68)                                                         | D |                                                                                       |           |
| (39-54)                                                         | E |                                                                                       |           |
| (21-38)                                                         | F |                                                                                       |           |
| (1-20)                                                          | G |                                                                                       |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                                                                                       |           |
| England & Wales                                                 |   | EU Directive<br>2002/91/EC                                                            |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.