



Stone Rings, Gainsborough Road, Winthorpe Newark

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 OLIVER REILLY



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Guide Price £500,000 - £525,000

- MAGNIFICENT INDIVIDUAL DETACHED HOME
- CAPTIVATING NON-ESTATE PRIVATE POSITION
- SUPERB DINING KITCHEN & UTILITY
- TWO EN-SUITES & LUXURIOUS BATHROOM
- SUBSTANTIAL GATED DRIVEWAY & OVER-SIZED DETACHED GARAGE
- THREE DOUBLE BEDROOMS
- EXTENSIVE & VERSATILE LAYOUT
- OPEN-PLAN LIVING SPACE WITH BI-FOLD DOORS
- MESMERIZING 0.68 OF AN ACRE PLOT WITH WOODLAND DELL
- HIGHLY UNIQUE! VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

Guide Price: £500,000 - £525,000. A RARE FIND! BOASTING ELEGANCE ON A GRAND SCALE!

Welcome to Stone Rings! A hugely impressive, individually designed, deceptively spacious detached bungalow. Standing proud in the middle of a BREATH-TAKING 0.68 OF AN ACRE PLOT. In the heart of the picturesque village of Winthorpe. Closely positioned for ease of access onto the A46, A1 and just two miles away from Newark North Gate train station hosting a DIRECT LINK TO LONDON KINGS CROSS, in 1 hr 20 mins.

From the moment you approach the substantial, gated, winding driveway you'll FALL HEAD OVER HEELS for the charm, grandeur, quaintness and immediate degree of tranquility. This handsome bungalow was constructed in 1959 and poses a substantial internal layout, exposing contemporary rustic beauty throughout!

The vast and versatile accommodation comprises: Entrance porch, inner reception hall, FABULOUS TRIPLE-ASPECT LIVING/ DINING KITCHEN, separate utility room and snug, open-plan through to a WONDERFUL OPEN-PLAN LIVING SPACE, with under-floor heating, an eye-catching feature fireplace and BI-FOLD DOORS. Opening out onto a marvellous outdoor terrace, with A VIEW TO APPRECIATE down the gorgeous garden. Bringing the outside...INSIDE! Furthermore, the bungalow boasts THREE DOUBLE BEDROOMS. Two sleek, stylish en-suite shower rooms and a luxurious family bathroom. Externally, the captivating setting, beautifully tended front and rear gardens are a joy to behold. Promising pure tranquility and privacy, all year round. There is AMPLE PARKING for a range of vehicles, including a caravan/ motor home, with access into an OVER-SIZED DETACHED GARAGE. The wandering garden leads down to a magnificent woodland dell, with a far reaching outlook over open countryside.

Further benefits of this SYMPATHETICALLY STUNNING ONE-OF-A-KIND residence include hardwood double glazing and gas central heating.

Prepare to be blown away by this incredible bespoke home. Filled to the brim with personality and privacy!



ENTRANCE PORCH: 3'6 x 2'10 (1.07m x 0.86m)
Accessed via a secure paned hardwood external door. An internal clear glazed timber doors leads through to the inner reception hall.

RECEPTION HALL: 8'7 x 8'1 (2.62m x 2.46m)
Accessed via a clear glazed hardwood door. Providing carpeted flooring, a wall, light fitting, and a hardwood window to the front elevation. Open access through to the large living space. An oak internal door leads into the generous family dining kitchen. Max measurements provided.

OPEN-PLAN LIVING/ DINING KITCHEN: 12'8 x 19'6 (6.60m x 5.94m)
Providing complementary oak flooring. A extensive and versatile, multi-purpose space. Perfect for the whole family. The sizeable fitted kitchen houses, a wide range of modern cream shaker-style wall and base units with granite work surfaces over. Inset 1.5 bowl sink with chrome mixer tap and drainer. Provision for a 'RANGE MASTER' cooker with partial wall tiled splash backs. Provision for a freestanding fridge and under counter dishwasher. Two ceiling light fittings, double panel radiator, hardwood window to the side elevation and complementary bay with window seat and double glazed windows to the front elevation. The open-plan living/dining area has continuation of the oak flooring, two ceiling light fittings, a TV point, a double panel radiator, hardwood double glazed window to the rear elevation and a high-level hardwood window to the side elevation. An oak internal door leads into the snug and separate utility room. Max measurements provided.

UTILITY ROOM: 9'7 x 7'5 (2.92m x 2.26m)
With continuation of the oak flooring. Providing a range of fitted base units with patterned laminate roll-top work surfaces over. Inset 1.5 bowl sink with chrome mixer tap and drainer. Under counter plumbing/provision for a washing machine and tumble dryer. Access to the 'ALPHA' gas combination boiler and electrical RCD consumer unit. Ceiling light fitting, loft hatch access point, alarm control panel. Hardwood double glazed window to the side elevation. A hardwood stable door to the front elevation leads out onto the extensive front garden/ and sweeping driveway.

GENEROUS LIVING ROOM: 25'5 x 23'7 (7.75m x 7.19m)
A wonderful OPEN-PLAN living space. Entrusting a bright, airy, and quirky design, with complementary oak flooring and underfloor heating. Two ceiling light fittings, two wall light fittings. A captivating fireplace houses an inset gas flame-effect fire with oak mantle above. Complementary high-level double glazed windows to the side elevation. BI-FOLD DOORS open out onto a large timber terrace. Promoting a delightful outdoor seating space, within the captivating and immensely private garden. Open-plan access and steps up to a raised snug/sitting area. Max measurements provided.

SNUG: 10'7 x 6'8 (3.23m x 2.03m)
With carpeted flooring, a ceiling light fitting, high-level double glazed window to the side elevation. Hardwood double glazed French doors open out onto the side aspect, leading into the garden.

INNER HALLWAY: 9'9 x 4'2 (2.97m x 1.27m)
Accessed via oak glass paned double doors. Providing carpeted flooring, a ceiling light fitting, smoke alarm, dado railing, loft hatch access point with pull-down ladder. Access into bedroom three, a luxurious bathroom and open access through to a further inner hallway.

HALLWAY: 12'1 x 4'10 (3.68m x 1.47m)
With carpeted flooring, a wall light fitting, alarm, control panel, dado railing, a stylish vertical radiator. Open access through to a real lobby (leading to bedroom two) and into the copious master bedroom.





MASTER BEDROOM: Accessed via an oak internal door. A generous bay-fronted DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, wall light fitting, two stylish modern radiators. Walk-in bay with hardwood double glazed windows to the front elevation. Access into the master en-suite via an oak internal door. Max measurements provided. 15'10 x 13'1 (4.83m x 3.99m)

MASTER EN-SUITE: Of attractive modern design. Providing patterned tile-effect vinyl flooring. A low-level W.C with integrated push-button flush, fitted shower cubicle with electric shower facility and grey floor to ceiling wall tiling. Fitted oak effect, work surface with inset ceramic sink with high-level chrome mixer tap and shelving beneath. Heated towel rail, recessed ceiling spotlights, wall light fitting, extractor fan, and an obscure hardwood double glazed window to the front elevation. Max measurements provided. 7'10 x 4'10 (2.39m x 1.47m)

BEDROOM TWO: Accessed via an oak internal door. A delightful DOUBLE bedroom, providing carpeted flooring, two wall light fittings and paned hardwood double glazed windows to the rear elevation. Overlooking the beautiful well-landed garden. Internal access into the secondary en-suite shower room, via an oak internal door. 13'7 x 10'1 (4.14m x 3.07m)

EN-SUITE SHOWER ROOM: Of attractive contemporary design. Providing wood-effect vinyl flooring. A double fitted shower cubicle with electric shower facility and stylish floor to ceiling wall tiling. Low-level W.C with integrated push-button flush and pedestal wash hand basin with chrome mixer tap, wall mounted illuminated vanity mirror above and full height wall tiling. Recessed ceiling spotlights, extractor fan and a hardwood window to the side elevation. 7'1 x 5'10 (2.16m x 1.78m)

BEDROOM THREE: A further DOUBLE bedroom. Equally lovely. Providing complementary light wood-effect laminate flooring, three wall light fittings, a double panel radiator and large paned hardwood double glazed window to the rear elevation, overlooking the captivating private setting within the garden. Max measurements provided. 14'2 x 12'1 (4.32m x 3.68m)

LUXURIOUS BATHROOM: Accessed via a oak internal door. Providing wood-effect vinyl flooring. A freestanding double-ended bath with high-level chrome mixer tap and medium height wall tiling behind. Low-level W.C with integrated push-button flush and pedestal wash and basin with chrome mixer tap, illuminated vanity mirror above and high-level wall tiling. Large heated towel rail, recessed ceiling spotlights and a fitted airing cupboard with shelving/high-level cupboard above. Hardwood double glazed window to the rear elevation. 11'2 x 8'1 (3.40m x 2.46m)

OVERSIZED DETACHED GARAGE: Of brick built construction, with a pitched tiled roof. Accessed via timber double doors. Providing power, lighting and over-head eaves storage space. 19'2 x 10'9 (5.84m x 3.28m)

EXTERNALLY: Stone Rings stands on a wonderfully mesmerizing 0.68 of an acre private plot. Entrusting maximum privacy all year round. The front aspect is greeted via a secure five-bar gated entrance, via a sweeping driveway, with established planted side borders, with a variety of mature trees. Leading down to the over-sized DETACHED GARAGE. The frontage boasts ample parking for a wide variety of vehicles. Including a caravan/ motor home. A craze-paved pathway leads to the front entrance door and utility door, with a well-tended a d mature front garden with outside tap and external light. A pathway via the left and right side elevation both lead down to the expansive rear garden. Impeccably maintained and predominantly laid to lawn. Hosting a wide array of plants, bushes and trees. There is vegetable garden, provision for a large greenhouse and chicken coop. A large raised timber terrace can be utilised via the BI-FOLD DOORS in the living room. There is also an additional raised paved seating area. Enjoying further views across the tranquil garden. There are fenced side boundaries and a secure rear access gate leading down to the magnificent woodland dell.

WOODLAND DELL:

Accessed via a rear gate, located at the bottom of the garden, with steps sloping down. Posing a magnificent setting, surrounded by mature trees, with a bench, overlooking the rolling countryside. Boarded by a stream.

Services: Mains water and electricity are all connected. The property has a septic tank for waste water and also provides gas central heating, via a modern combination boiler, an alarm system and majority hardwood double glazing. 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: 1,690 Square Ft. Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority: Newark & Sherwood District Council.

Council Tax: Band 'E'

EPC: Energy Performance Rating: 'D' (67) 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: Winthorpe The highly desirable village of Winthorpe is conveniently located for ease of access onto the A46, A1 and into Newark-On-Trent. The property is situated on a bus route into Newark. The village also enjoys a range of amenities including a hugely popular (Lord Nelson) Public House, a parish church, primary school and thriving community centre. The village also provides excellent access into the neighbouring and well served village of Collingham, which hosts a range of useful amenities including: Two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. There is a railway service in Collingham, to Lincoln, Newark and Nottingham.

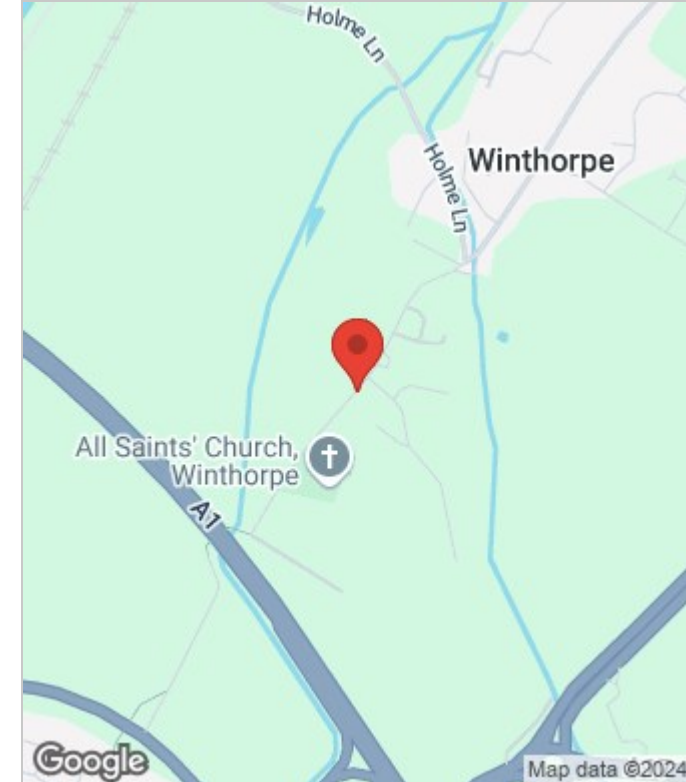




Viewing Arrangements:
 Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	