



Brookfield House, Main Street, Weston, Newark









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- BEAUTIFULLY BESPOKE DETACHED HOME
- PICTURESQUE VILLAGE LOCATION
- CONTEMPORARY DINING KITCHEN
- FOUR-PIECE FAMILY BATHROOM & STYLISH EN-SUITE
- PRIVATE & SUBSTANTIAL PLOT & HEATED OUTDOOR SWIMMING POOL
- FOUR DOUBLE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- GF W.C & LARGE UTILITY ROOM
- INTEGRAL DOUBLE GARAGE & EXTENSIVE DRIVEWAY
- HIGHLY ADAPTABLE LAYOUT! Tenure: Freehold. EPC 'tbc'

## SPACIOUS, VERSATILE & WELL-POSITIONED!...

Welcome to Brookfield House standing proud on a MAGNIFICENT 1/2 AN ACRE PLOT set in the charming, pretty and picturesque village of Weston. Boasting great links to Newark, Retford and the neighbouring village of Sutton-on-Trent. Filled with an array of amenities!

This SUBSTANTIAL FAMILY-SIZED RESIDENCE promises excellent living space, spanning in EXCESS of 2,100 square/ft, providing wonderful flexibility and retained potential for you to go one step further and make your own!

The copious internal design comprises: Entrance porch, an inviting inner reception hall, dining room and a GENEROUS LIVING ROOM WITH LOG BURNER. The heart of the home lies in the OPEN-PLAN DINING KITCHEN with marble work-surfaces, a central island, access into a separate utility room and ground floor W.C. French doors within the kitchen space open out to a MAGNIFICENT PORCELAIN PAVED ENTERTAINMENT TERRACE with a lovely wildlife pond.

The galleried-style first floor landing hosts a complementary FOUR-PIECE FAMILY BATHROOM and FOUR DOUBLE BEDROOMS!.. Two of which provides EXTENSIVE FITTED WARDROBES. The master bedroom is further enhanced by a STYLISH EN-SUITE SHOWER ROOM.

Externally, you'll FALL IN LOVE with this splendid non-estate setting. Instantly captivated via a huge sweeping gravelled driveway, leading down to an INTEGRAL DOUBLE GARAGE. Equipped with power, lighting and scope to be utilised into further living accommodation. Subject to approvals.

The IMMENSELY PRIVATE rear garden truly leaves you IN A WORLD OF YOUR OWN. Beautifully maintained, full of charm, personality and an OUTDOOR HEATED SWIMMING POOL. Backing onto a delightful woodland copse, for maximum privacy, all year round.

Additional benefits include uPVC double glazed Georgian-style windows, installed in 2018 and LPG heating. Promising PEACE, QUIET, POTENTIAL & SPECTACULAR OUTDOORS! Internal viewings are ESSENTIAL to fully appreciate this marvellous home!

Guide Price £525,000



ENTRANCE PORCH:	3'7 x 3'7 (1.09m x 1.09m)
INNER RECEPTION HALL:	7'6 x 6'1 (2.29m x 1.85m)
DINING ROOM:	12'8 x 9'5 (3.86m x 2.87m)
GENEROUS LIVING ROOM:	18'4 x 11'8 (5.59m x 3.56m)
OPEN-PLAN DINING KITCHEN:	16'1 x 11'8 (4.90m x 3.56m)
UTILITY ROOM:	9'5 x 7'4 (2.87m x 2.24m)
GROUND FLOOR W.C:	6'4 x 2'10 (1.93m x 0.86m)
GALLERIED-FIRST FLOOR LANDING:	13'9 x 13'8 (4.19m x 4.17m)
MASTER BEDROOM:	11'8 x 11'5 (3.56m x 3.48m)
Max measurements provided up to fitted wardrobes.	
MODERN EN-SUITE SHOWER ROOM:	9'3 x 6'8 (2.82m x 2.03m)
Max measurements provided.	
BEDROOM TWO:	12'8 x 11'8 (3.86m x 3.56m)
BEDROOM THREE:	14'6 x 9'5 (4.42m x 2.87m)
Max measurements provided up to fitted wardrobes.	
BEDROOM FOUR:	17'0 x 17'0 (5.18m x 5.18m )
INTEGRAL DOUBLE GARAGE:	17'0 x 17'0 (5.18m x 5.18m )
Accessed via two manual up/ over garage doors. Equipped with power and lighting. Access to the electrical RCD consumer unit. Paned obscure uPVC double glazed window to the side elevation. A right sided personal door gives access to the outer lobby and into the utility room. There is excellent scope for the garage space to be converted into additional living accommodation, if required. Subject to relevant approvals.	
OUTDOOR SWIMMING POOL:	
The rear garden is enhanced by a heated outdoor swimming pool with mosaic tiling, fitted step-ladder, pump, filtration system and an external cover. There is a fenced surround, to remain fully enclosed.	







#### EXTERNALLY:

The property enjoys a lovely position within a charming semi-rural village. The property was constructed in approximately 1983 and stands on a magnificent half an acre plot. The front aspect is welcomed by a sweeping gravelled driveway. Showcasing AMPLE PARKING for a variety of vehicles, including a caravan/ motor home, with access into the integral double garage. The substantial front garden is predominantly laid to lawn, enhanced by a variety of mature trees, bushes and shrubs. There are hedged front and side boundaries. The right side aspect has provision for a greenhouse and log store, whilst leading down to the MAGNIFICENT, PRIVATE AND WELL-APPOINTED REAR GARDEN. Hosting a large PORCELAIN TILED seating terrace with external wall light, overlooking the tremendous plot, with far reaching views down to a woodland copse, located behind the properties boundary line. This links round to the left side of the house with an attached timber framed pergola. This gives access to the propane gas tank and storage shed, swimming pool heater and storage shed. There is a beautiful raised wildlife pond, with an attractive ceramic tiled surround. The rear garden is predominantly laid to lawn, full of colour and variety. Hosting a range of established bushes, trees and shrubs. There are hedged side boundaries and a picket fenced rear boundary. Promoting a wonderful degree of privacy, from every angle!

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides LPG heating and uPVC double glazing throughout. Replacement Georgian-style windows and a composite front door were installed in 2018.

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: 2,130 Square Ft.

Measurements are approximate and for guidance only. This includes the integral double garage.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'F'

#### EPC: Energy Performance Rating: 'tbc'- On Order

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:

The charming picturesque village of Weston is conveniently situated for ease of access onto the A1, approximately 10 miles North of the historic market town of Newark-on-Trent. The town offers a fast train service from Newark North Gate to London Kings Cross in approximately 75 minutes. The village provides Hall Farm Wild Bird Supplies country store, a popular coffee lounge and cafe and hosts a wonderful 13th Century All Saint's Church. The village is also within the catchment area for the Tuxford Academy school. The neighbouring village of Sutton-on-Trent is within ease of access (approximately 2 miles away), hosting a vast array of amenities, including a Co-op, butchers, The Lord Nelson public house, doctors surgery, popular primary school, local hairdressers and a regular bus service. There is ease of access onto the A1 North and South bound, along with being easily accessible into Retford (10 miles away) and other surrounding villages.

#### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	