



Foxley Cottage, Main Street, Newark

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 OLIVER REILLY



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- WONDERFUL BESPOKE DETACHED HOME
- DESIRABLE VILLAGE! CLOSE TO AMENITIES & MAIN ROADS!
- GF W.C & UTILITY ROOM
- EN-SUITE BATHROOM & FOUR-PIECE FAMILY BATHROOM
- INTEGRAL DOUBLE GARAGE & EXTENSIVE GATED DRIVEWAY
- FOUR EXCELLENT SIZED BEDROOMS
- THREE LARGE RECEPTION ROOMS
- STUNNING CONTEMPORARY KITCHEN
- CAPTIVATING 0.16 OF AN ACRE CORNER PLOT & LOVELY PRIVATE GARDEN
- IMPECCABLE PRESENTATION & NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £450,000 - £475,000. A CUT ABOVE THE REST!!!! **NO CHAIN**

There's so much to love about this OUTSTANDING, INDIVIDUAL & SUBSTANTIALLY SIZED detached family residence. Commanding a CAPTIVATING 0.16 OF AN ACRE CORNER PLOT, on the edge of a desirable and well-connected village, close to Newark Town Centre, main road corridors and a variety of amenities.

Not only does this tremendous family home promote alluring kerb appeal, it promises SPACIOUS, ADAPTABLE & PRISTINELY PRESENTED accommodation, spanning in excess of 2,200 square/ft.

This bespoke executive home was constructed in 2001, by 'Countryfield Homes'. Thoughtfully designed, with no expense spared. Including concrete floors throughout, a touching array of long-lasting character and alluring traditional charm.

The FLEXIBLE & FREE-FLOWING LAYOUT comprises: Entrance porch, open-plan through to an inviting reception hall, a ground floor W.C, generous living room, separate dining room, A FABULOUS CONTEMPORARY KITCHEN!... Enhanced by a range of integrated appliances and open-access through to a LARGE DUAL-ASPECT FAMILY ROOM and separate utility room.

The galleried first floor landing provides a FOUR-PIECE FAMILY BATHROOM and FOUR EXCELLENT SIZED BEDROOMS. Two of which provide extensive fitted wardrobes. The HUGE DUAL-ASPECT MASTER BEDROOM leads into an EN-SUITE BATHROOM.

Externally, the impressive plot is greeted with a SWEEPING GATED DRIVEWAY, ensuring ample parking and access into an INTERGAL DOUBLE GARAGE. Equipped with power, lighting and scope to be utilised into additional living accommodation. Subject to relevant approvals. Secure wooden double gates open onto additional driveway space. Ideal for a caravan/ motorhome.

The wonderfully well-appointed PRIVATE GARDEN presents a pleasant external escape, with a block paved seating area, enjoying an UNSPOILED OPEN OUTLOOK BEHIND!

YOUR HAPPILY EVER AFTER STARTS HERE!!!!. Internal viewings are simply ESSENTIAL!

Available with NO ONWARD CHAIN!!!

Guide Price £450,000 - £475,000



ENTRANCE PORCH:	8'1 x 2'8 (2.46m x 0.81m)
RECEPTION HALL:	18'3 x 6'10 (5.56m x 2.08m)
GROUND FLOOR W.C:	6'8 x 2'10 (2.03m x 0.86m)
GENEROUS LIVING ROOM:	17'2 x 11'7 (5.23m x 3.53m)
DINING ROOM:	11'9 x 11'7 (3.58m x 3.53m)
SUPERB CONTEMPORARY KITCHEN:	14'11 x 10'4 (4.55m x 3.15m)
GENEROUS FAMILY ROOM:	14'4 x 10'5 (4.37m x 3.18m)
UTILITY ROOM:	7'0 x 5'10 (2.13m x 1.78m)
GALLERIED FIRST FLOOR LANDING:	13'9 x 11'3 (4.19m x 3.43m)
COPIOUS MASTER BEDROOM:	25'3 x 16'9 (7.70m x 5.11m)
Max measurements provided.	
EN-SUITE BATHROOM:	10'6 x 6'7 (3.20m x 2.01m)
BEDROOM TWO:	14'7 x 11'7 (4.45m x 3.53m)
BEDROOM THREE:	11'10 x 10'2 (3.61m x 3.10m)
BEDROOM FOUR:	10'7 x 9'9 (3.23m x 2.97m)
Max measurements provided.	
FOUR-PIECE FAMILY BATHROOM:	9'10 x 6'8 (3.00m x 2.03m)
INTEGRAL DOUBLE GARAGE:	16'8 x 16'8 (5.08m x 5.08m)
Accessed via a manual and electric up/ over garage door. Equipped with power and lighting. Window to the left side elevation and access to the oil fired boiler. Providign great scope to be utilised into additional living accommodation. Subject to relevant approvals.	





EXTERNALLY:

This eye-catching and individual detached home is positioned in a desirable and well-connected village, close to Newark Town Centre, amenities and main road links. The property commands an impressive 0.16 of an acre WRAP-AROUND CORNER PLOT, which retains a high-level of privacy. The front aspect is greeted with dropped kerb vehicular access onto a double wrought-iron gated, sweeping tarmac driveway. Boasting AMPLE OFF-STREET PARKING for a wide range of vehicles, including a caravan/ motorhome, with access into the INTEGRAL DOUBLE GARAGE. The well-maintained front garden is laid to lawn, with a variety of mature trees, a hedged front boundary and fenced side boundaries. A block paved pathway up to the front entrance door, with two external wall lights. The left side aspect has secure wooden double gates, opening onto block paved hardstanding. Promoting further off-street parking options and ideal security for a motorhome. The right side aspect provides a wooden personal gate, with gravelled pathway and provision for a small storage shed, leading down to the PRIVATE & WELL-APPOINTED REAR GARDEN. Predominantly laid to lawn, with a range of mature trees, raised (railway sleeper) plant beds and an EXTENSIVE BLOCK PAVED SEATING AREA. Accessed via the French doors in the living room and family room. There is raised timber seating deck and provision for a garden shed. Access to the concealed 1.5 litre oil tank. Two external wall lights and an outside tap. There are fenced side boundaries and a low-level hedged rear boundary. Enhanced by an UNSPOILED OPEN OUTLOOK BEHIND. Further promoting the high-level of privacy, all year round.

Approximate Size: 2,208 Square Ft.

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

Services:

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating and 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.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'F'

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:

The charming and desirable village of South Muskham lies approximately 3 miles North of the centre of Newark-on-Trent, with a fast train link from Newark Northgate station to London King's Cross Station with a journey time of approximately 75 minutes. There is also ease of access onto the A1 and A46. The village provides an excellent primary school, community centre. The Muskham Ferry Inn which serves food and drink. The Muskham Pantry, butchers and general store is located nearby on North Road, South Muskham. The neighbouring village of North Muskham (1 mile away) provides amenities including a primary school, The Ferry pub/ restaurant and the Ashiana Indian restaurant.

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 an 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.

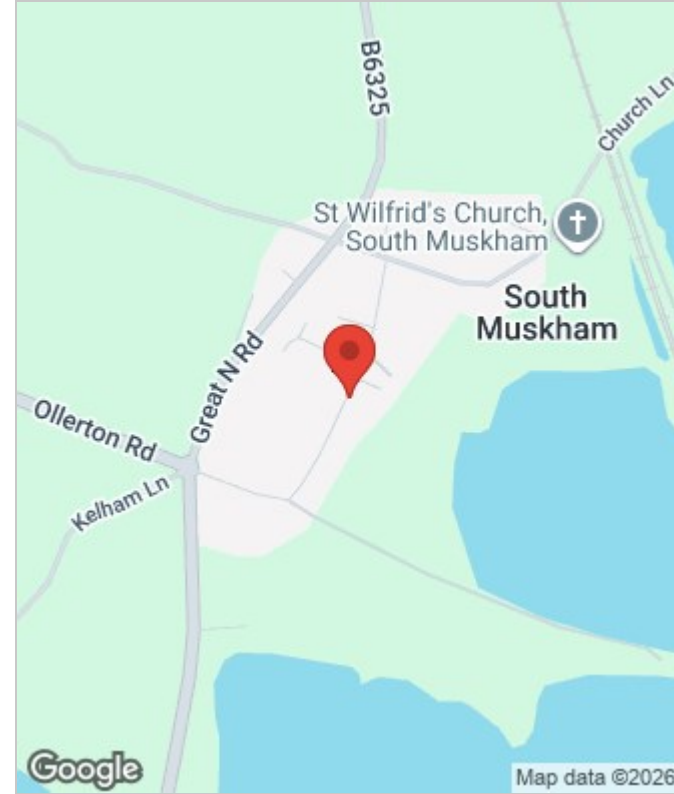
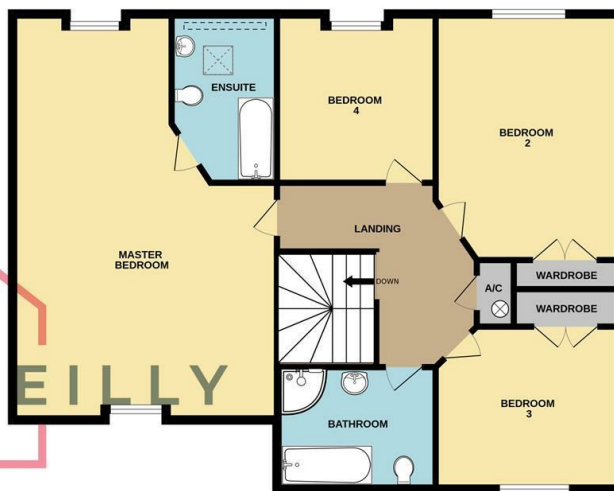




GROUND FLOOR



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	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

