



**The Oaks, Mansfield Road, Edingley,
Southwell, NG22 8BG**

£1,400,000

Immaculately presented, contemporary detached family home offering accommodation extending to over 6200 sq ft with gardens and paddock which in total offer 5.1 acres. The flexible accommodation could easily be converted to allow multi-generation living which has all been built, fitted and finished to the highest specification by the present owners. In brief this stunning home offers a accommodation including entrance hall, cloakroom, living room, games room, garden room, family room, open plan breakfast kitchen, study/office, utility all with underfloor heating. First floor six bedrooms each having en-suite facilities with bedroom two having a large dressing room. Master bedroom having wonderful field views. Outside electric gates open to a large driveway with ample parking, double garage with boiler room, rear lawn garden with private block paved courtyard garden and field gate access to fenced paddocks (total 4.5 acres) and stable block with power and water connected.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.



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GROUND FLOOR

ENTRANCE HALL oak doors with double glazed side panels, tiled floor, entry phone to main gate, solid oak staircase to the first floor

CLOAKROOM 2.77 x 2.62 (9'1" x 8'7") double glazed window to front, low level wc, wash hand basin, tiled floor and one tiled wall

STORE ROOM

LIVING ROOM 7.95 x 4.78 (26'1" x 15'8") double glazed windows to front and rear, Inglenook fireplace with Clearview 750 log burner, tiled hearth, brick inset and surround, beam mantle



GAMES ROOM 6.86 x 4.29 (22'6" x 14'1") double glazed double door to side, tiled floor, multi paned glazed panel double doors to garden room

GARDEN ROOM 7.65 x 4.57 (25'1" x 15'0") double glazed double door to rear, double glazed windows to three aspects, tiled floor, superb open views to rear

FAMILY ROOM 8 x 3.18 (26'3" x 10'5") double glazed double doors to side, tiled floor, multi paned glazed panel double doors to

BREAKFAST KITCHEN 7.82 x 5.21 (25'8" x 17'1") extensive range of wall and floor units with granite work surfaces and grooved drainer, under mounted sink, integrated dishwasher, Rangemaster oven/grill, extractor over, two full height fridges and one full height freezer, integrated, central island/breakfast bar with further base units and wine cooler, tiled floor

OFFICE/STUDY 4.17 x 2.29 (13'8" x 7'6") tiled floor, range of fitted furniture

UTILITY ROOM ample wall and floor units with granite work surfaces and grooved drainer, under mounted sink, plumbing for washing machine, space for dryer, tiled floor and work surfaces, coat cupboard, door to garage





FIRST FLOOR

WIDE OPEN LANDING Oak staircase, radiator, double glazed window to side

MASTER SUITE 8.33 x 7.04 (27'4" x 23'1") large double glazed window to rear, open field views, two double glazed windows to side, two radiators, full length of wardrobes and further triple wardrobe, please note that planning has been approved for the addition of a Juliette balcony to the rear aspect

EN-SUITE BATHROOM double ended bath with centre taps, walk in shower with drench head, 'his and hers' wash hand basin, low level wc, fully tiled floors and walls, heated towel rail, double glazed window to side



BEDROOM TWO 7.67 x 4.57 (25'2" x 15'0") private suite having double glazed window to front and side, two radiators

DRESSING ROOM dressing area with length of mirror fronted wardrobes.

EN-SUITE BATHROOM. double ended bath with centre taps, shower cubicle, wash hand basin, low level wc, heated towel rail, tiled walls and floor, Velux window

BEDROOM THREE 4.83 x 4.75 (15'10" x 15'7") double glazed window to front and rear, radiator, recessed storage

EN-SUITE SHOWER ROOM walk in shower, wash hand basin, low level wc, heated towel rail, tiled floor and walls

BEDROOM FOUR 5.26 x 4.85 (17'3" x 15'11") double glazed window to rear, radiator

EN-SUITE SHOWER ROOM. walk in shower, wash hand basin, low level wc, heated towel rail, tiled floor and walls

BEDROOM FIVE 6.05 x 5.16 (19'10" x 16'11") double glazed window to front, radiator, range of wardrobes

EN-SUITE SHOWER ROOM.. walk in shower, wash hand basin, low level wc, heated towel rail, tiled floor and walls

BEDROOM SIX 4.32 x 3.28 (14'2" x 10'9") double glazed window to side, radiator

EN-SUITE SHOWER ROOM... walk in shower, wash hand basin, low level wc, heated towel rail, tiled floor and walls



OUTSIDE Outside electric gates open to a large driveway with ample parking, double garage with boiler room housing Valliant boiler, rear lawn garden with private block paved courtyard garden and field gate access to rear paddocks extending to 4.5 acres in total and brick built stable block measuring 88'3 x 13.6' with power and water connected, this building offers superb potential for further development subject to the necessary planning.





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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

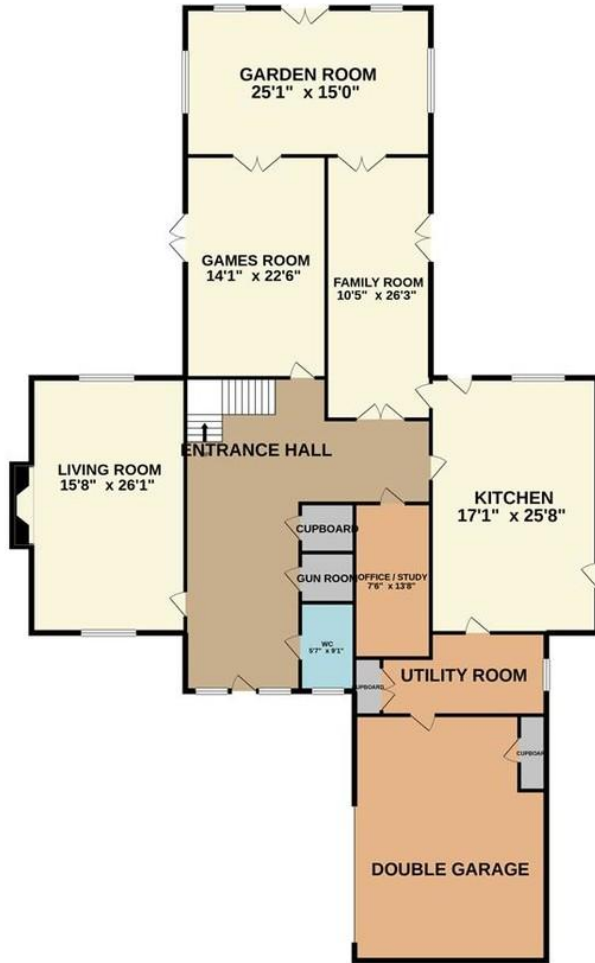
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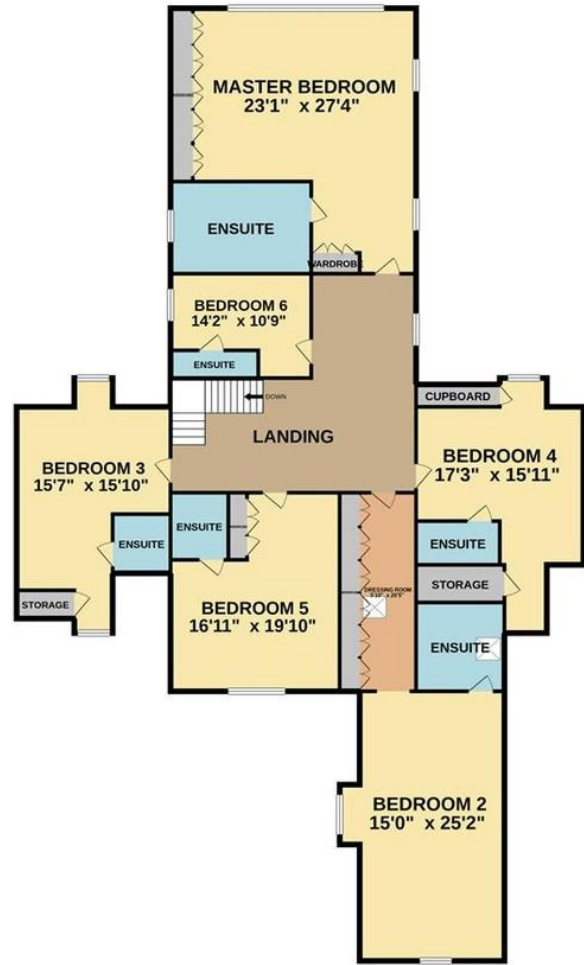
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GROUND FLOOR
3259 sq.ft. approx.



1ST FLOOR
2998 sq.ft. approx.



TOTAL FLOOR AREA : 6257 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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