

## Crows Nest Cottage, Forest Road, Oxton, Southwell, NG25 0SZ

**Guide Price  
£650,000**

Crows Nest Cottage is a spacious and exceptionally well maintained detached period cottage located in the heart of the popular conservation village of Oxton. Having been tastefully extended over the years, we highly recommend an early viewing to fully appreciate the charm and character of this delightful home which retains many of its original features. The accommodation includes a dining hall, garden room, lounge with open fires, breakfast kitchen, utility and cloakroom. To the first floor there is a master bedroom with en-suite bathroom, three further bedrooms and family bathroom. Outside to the front there is a driveway for numerous vehicles, garden storage room, charming and well stocked gardens to the front, side and rear with private patio/seating areas, rear garden outbuilding large pond and waterfall with patio area. Ten Solar Panels are located on the rear roof. To view call 01636 813971.





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**SERVICES**

Mains electricity, water and drainage. Gas fired central heating. Ten solar panels are located on the rear roof.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – E.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**LOCATION**

Situated in the picturesque village of Oxton, surrounded by beautiful countryside, the location offers the perfect blend of rural charm and convenience. Oxton is approximately 5 miles from Southwell and 10 miles from Nottingham City Centre, and boasts a nursey school, village hall, Post Office shop and traditional public houses.







## ACCOMMODATION

A hard wood entrance door gives access to the Dining Hall.

## DINING HALL

11' 3" x 12' 5" (3.43m x 3.78m) With staircase off to the first floor landing, radiator, double glazed door to the garden room, door leading to the breakfast kitchen and sliding door with steps leading up to the lounge.

## GARDEN ROOM

5' 9" x 5' 10" (1.75m x 1.78m) Having a brick base with double glazed surround, quarry tiled floor and wall light.

## LOUNGE

11' 5" x 20' 8" (3.48m x 6.3m) With double glazed French doors to the side elevation, double glazed windows to the front and side elevations, cast iron open fireplace, further open fireplace, two radiators, beams to ceiling and wall lights.

## BREAKFAST KITCHEN

9' 3" x 17' 3" (2.82m x 5.26m) Fitted with a range of Shaker style wall, base units and drawers with work surfaces over, double Belfast sink, Elan Rangemaster with six ring hob, Miele dishwasher, double glazed windows to the front and rear elevations, tiled floor, beams to ceiling and leading through to the rear lobby.



## REAR LOBBY

With double glazed panelled door to the rear garden, tiled floor, door off to the cloakroom and leading through to the utility room.

## CLOAKROOM

With low level WC, pedestal wash hand basin, double glazed window to front elevation and radiator.

## UTILITY ROOM

9' x 7' 8" (2.74m x 2.34m) Fitted with a range of base units with wooden work surfaces over, Belfast sink, plumbing and space for a washing machine and an American style fridge freezer, radiator and double glazed window to rear elevation.

## FIRST FLOOR LANDING

With double glazed window to rear elevation, access to roof space, seating area and airing cupboard/linen store.

## SEATING AREA

5' 5" x 6' 6" (1.65m x 1.98m) With double glazed window to front elevation.







### MASTER BEDROOM

11' 11" x 11' 7" (3.63m x 3.53m) With double glazed windows to front and side elevations, feature cast iron fireplace (not in working order), two radiators, wall lights and steps down to the en-suite bathroom.

### EN-SUITE BATHROOM

7' 6" x 6' 7" (2.29m x 2.01m) With suite to comprise of bath with side screen and shower over, low level WC, vanity wash hand basin and bidet, heated towel rail and fully tiled walls and floor.

### BEDROOM 2

17' x 11' 9" (5.18m x 3.58m) Having triangle gable end windows to front and rear elevations, two radiators, vaulted ceiling, port hole window to the side elevation and oak floor.

### BEDROOM 3

8' 6" x 8' 11" (2.59m x 2.72m) With double glazed window to side elevation, radiator and wall lights.

### BEDROOM 4 / OFFICE

9' 6" x 6' 7" (2.9m x 2.01m) With double glazed window to rear elevation and radiator.

### BATHROOM

With suite to comprise of panelled bath with side screen and shower over, wash hand basin and low level WC, tiled floor, fully tiled surround, double glazed window to front elevation and heated towel rail.

### OUTSIDE

The block paved entrance gives access to the gravelled driveway providing ample off road parking and giving access to the storage room. There is a brick boundary wall to the front with well stocked flower/shrub borders which also contains a variety of mature trees.

To the side there is a block paved side passageway with tap and electric car charging point. The delightful private lawned garden extends to the front of the property with flower/shrub beds and borders, front and side gravelled pathway with side lawned garden with flower/shrub borders and beds and mature trees/shrubs with fence and hedge boundary and side and rear garden.

The rear garden is principally laid to lawn with flower/shrub borders and mature trees, large pond with waterfall, rear and side lighting with circular flagstone patio with additional decking at the corner of the garden offering a private seating area.

### STORAGE ROOM

9' 3" x 8' 10" (2.82m x 2.69m) With roller door and providing useful garden storage.







## OUTBUILDING

With light, power and housing the Worcester central heating boiler.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### 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.

### GENERAL

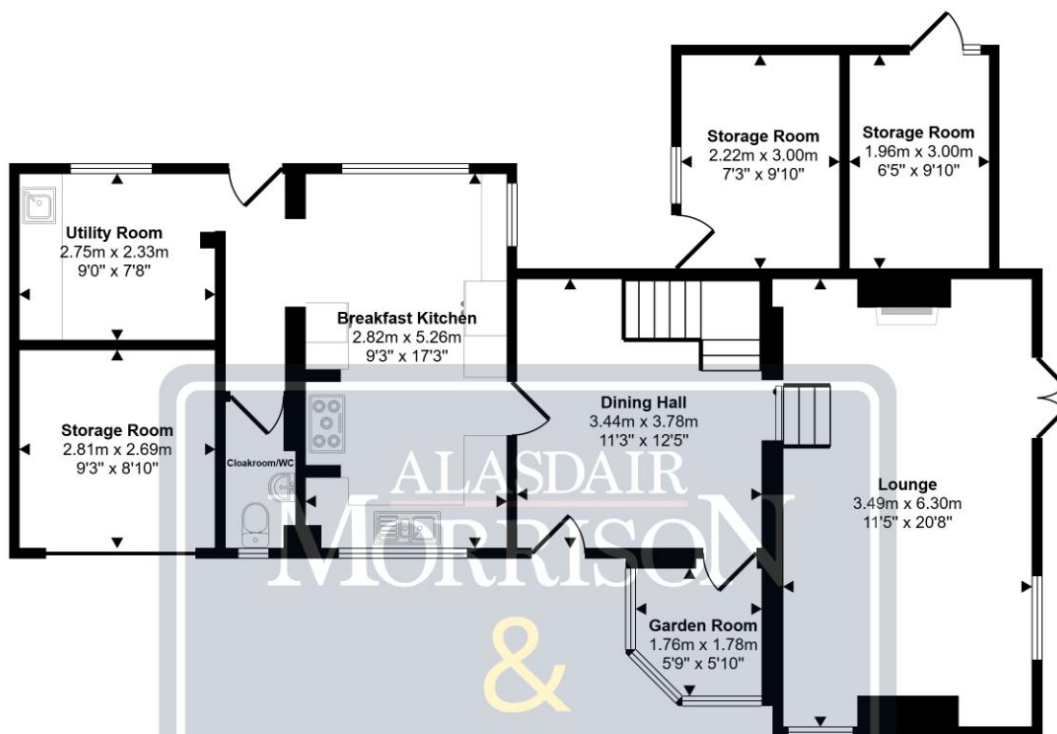
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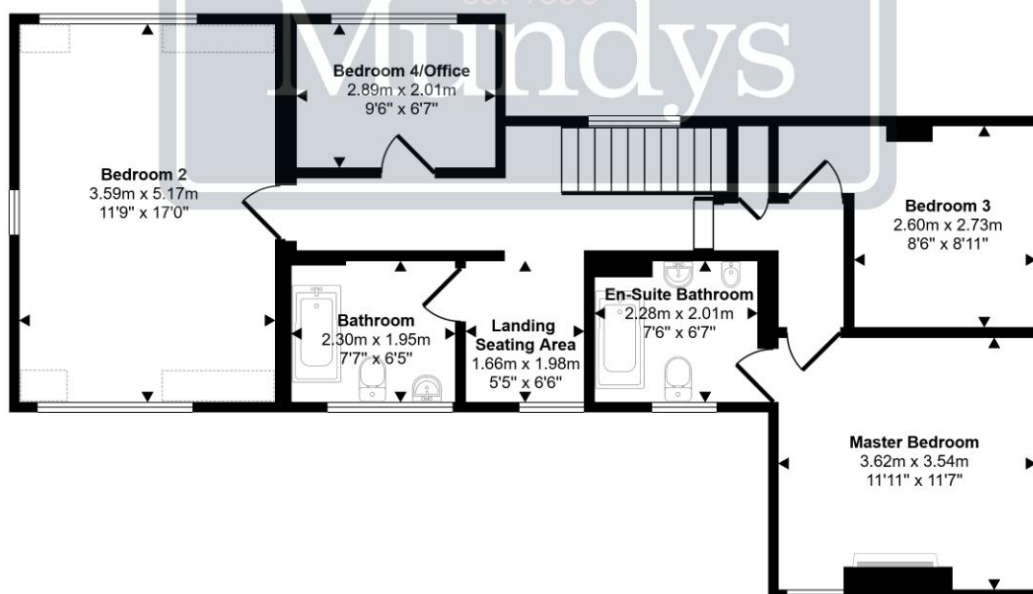
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Approx Gross Internal Area  
163 sq m / 1756 sq ft



Ground Floor  
Approx 90 sq m / 968 sq ft



First Floor  
Approx 73 sq m / 788 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

26 Kirkgate  
Newark  
NG24 1AB  
newark@amorrison-mundys.net  
01636 700888

22 King Street  
Southwell  
NG25 0EN  
southwell@amorrison-mundys.net  
01636 813971

29 Silver Street  
Lincoln  
LN2 1AS  
info@mundys.net  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
info@mundys.net  
01673 847487

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