



## The Elms, Manor View

Caunton, NG23 6AW



Book a Viewing!

### Reduced for a limited period only - £830,000

Architect designed and individual Three Storey Detached Family Home which has been tastefully improved and enhanced by the present owners, situated in a private gated development of just four properties in total. Offering stunning south/west facing open views over fields and woodland to the rear of the property, with sheep presently grazing in the field directly behind this spacious home. These far reaching countryside views are a particular feature of the house, enjoyed from both the first and second floors in particular, enhancing the sense of space and setting. This competitively priced property currently comprises an Entrance Hall, Cloakroom/WC, Office/Study, Open Plan Breakfast Kitchen, Utility, Sun Room/Garden Room, Lounge and separate Dining Room. The First Floor comprises a Master Suite with the Bedroom offering open views, Dressing Room and En-suite Bathroom, Bedrooms Two and Three have En-suites with Bedroom Four and Family Bathroom completing the First Floor. The Second Floor offers flexible living which at present is a Bedroom with Shower Room but could be a separate Annex. Outside the rear is a double garage, ample parking and lawned rear garden. Whilst Caunton itself is a Conservation Area, the property forms part of a development that is not within the Conservation Area, which may offer greater flexibility for extensions and tree works, subject to the necessary consents. Viewing is a must to fully appreciate.



## The Elms, Manor View, Caunton, NG23 6AW



### SERVICES

Mains electricity and water. Private drainage via Klargester treatment tank. Oil fired central heating.

### EPC RATING – C.

### COUNCIL TAX BAND – G.

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

**TENURE** - Freehold.

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

### LOCATION

The Elms is set on the fringe of the Conservation village of Caunton, which is an unspoilt rural village, protected by a Conservation Area designation, having a range of amenities, including the Plough pub and famous Caunton Beck Restaurant, tennis club, a church and village pub. There is a thriving tennis club located just outside the village on the road to Maplebeck. It is within the catchment area of the Minster School in Southwell and accessible to the main regional centres of Newark on Trent, Nottingham and Mansfield. Newark Northgate Station offers a direct rail link to London Kings Cross.



## ACCOMMODATION

### ENTRANCE PORCH

Open fronted canopy entrance porch with tiled flooring, hardwood entrance door with leaded glazed panelled inset and double glazed side panels.

### ENTRANCE HALL

17' 5" x 16' 8" (5.31m x 5.08m) With ceramic tiled flooring, radiator, wall lights and under stair storage cupboard.

### WC

With pedestal wash hand basin, low level WC, ceramic tiled flooring, half tiled surround and radiator.

### OFFICE/STUDY

10' 7" x 11' 1" (3.23m x 3.38m) With dual aspect double glazed windows to the front and side elevations and radiator.

### DINING ROOM

9' 10" x 15' 1" (3m x 4.6m) With double glazed window to the front elevation, ceramic tiled flooring, wall lights, radiator and glazed double doors with a single pane of glass in each door leaf leading to the lounge.

### LOUNGE

15' 9" x 23' 11" (4.8m x 7.29m) Featuring an inglenook fireplace with log burner and brick inset with tiled hearth, inset lighting, windows to either side, two radiators, glazed doors with each door leaf comprising one glass pane leading to the garden room/sun room and two full height double glazed windows to the rear garden.



### SUN ROOM/GARDEN ROOM

11' 7" x 13' 5" (3.53m x 4.09m) With brick base, double glazed windows and double glazed double doors leading to the rear garden, vertical radiator, tiled flooring, pitched roof with a beamed finish, offering a southerly aspect and creating a light and airy room overlooking the rear garden.



### KITCHEN

15' 9" x 13' 8" (4.8m x 4.17m) With a range of quality wall and base units with black granite work surfaces over, central island unit with black granite work surfaces over, kitchen appliances include a Bosch integrated larder fridge freezer, Neff double oven, Neff five ring induction hob, two further integrated fridge freezers, undermounted 1½ bowl sink unit with mixer taps, integrated dishwasher, splash tiling to work surfaces, tiled flooring, window to the rear garden and radiator.

### BREAKFAST ROOM

8' x 10' 2" (2.44m x 3.1m) With full height double glazed window to the rear garden, tiled flooring, radiator and door to the utility room.

### UTILITY ROOM

8' x 8' 2" (2.44m x 2.49m) A further range of units with inset sink unit and splash tiling, radiator, plumbing for washing machine, spaces for additional white goods, tiled flooring, door to the double garage, double glazed window and a solid door leading to the rear garden.





#### FIRST FLOOR LANDING

13' 11" x 16' 7" (4.24m x 5.05m) With built-in airing cupboard/linen store and shelving, tiled flooring, two radiators and double glazed window to the front elevation.

#### MASTER BEDROOM

15' x 18' 11" (4.57m x 5.77m) With four Velux windows offering superb views over open countryside to the rear elevation, radiator and open access to the dressing room.

#### DRESSING ROOM

7' 10" x 18' 11" (2.39m x 5.77m) With two Velux windows to the front elevation, extensive hanging and storage space, door off to the eaves storage area and radiator.

#### EN-SUITE BATHROOM

11' 8" x 6' 8" (3.56m x 2.03 m) Fitted suite including a whirlpool bath, low level WC, wash hand basin with vanity storage, fully tiled walls and flooring, radiator and double glazed window to the rear elevation.



#### BEDROOM 2

15' 8" x 12' 1" (4.78m x 3.68m) With two radiators, two double glazed windows to the rear elevation enjoying stunning views over open countryside and a range of fitted mirror fronted wardrobes.

#### EN-SUITE BATHROOM

7' 3" x 6' 8" (2.21m x 2.03 m) Fitted suite comprising of panelled bath with shower taps, pedestal wash hand basin, low level WC, radiator, tiled flooring, part tiled walls and double glazed window to the rear elevation.



#### BEDROOM 3

9' 11" x 15' 2" (3.02m x 4.62m) With double glazed window to the front elevation and radiator.

#### EN SUITE SHOWER ROOM

7' 11" x 6' 9" (2.41m x 2.06 m) Fitted suite comprising of a corner shower cubical, low level WC, pedestal wash hand basin, tiled flooring, half tiled walls, radiator and double glazed window to the side elevation.

#### BEDROOM 4

10' 8" x 11' 1" (3.25m x 3.38m) Previously used as an office, this room offers double glazed window to the front elevation and radiator.

#### BATHROOM

11' 8" x 5' 4" (3.56m x 1.63m) Converted into a shower room by the present owners to offer a walk-in shower which is 4ft 5 x 3ft recess with side glazed screen, low level WC and wash hand basin with vanity storage. The shower area is fully tiled, with painted walls elsewhere and a tiled upstand to the rear of the wash hand basin fitted unit with a large mirror over, tiled flooring, radiator and double glazed window to the rear elevation.



#### SECOND FLOOR LANDING

11' 2" x 13' 1" (3.4m x 3.99m) With storage cupboard, loft access and feature porthole window to the side elevation.



#### BEDROOM 5/POTENTIAL ANNEX

15' x 18' 8" (4.57m x 5.69m) With double glazed windows to the rear and side elevations, enjoying stunning far reaching views over open countryside, two radiators, access to eaves space and storage area. This versatile room offers potential as a guest suite, teenager suite or additional reception space such as a cinema room. There is also access to a walk-in wardrobe/hanging rail space.

#### SHOWER ROOM

6' 4" x 18' 1" (1.93m x 5.51 m) Comprising of shower cubical, low level WC, pedestal wash hand basin, half tiled surround, radiator, tiled flooring and double glazed window to the rear elevation.

#### OUTSIDE

The property is approached through electric remote controlled double gates opening to the secured development. To the front of the property, a block paved driveway provides ample off-road parking with additional gravelled area providing additional parking space. The block paved driveway gives access to a double garage.

#### FRONT

The front garden has been landscaped with established shrubs, the side of the property has limited vehicular access to a side timber garage/workshop and side log store/timber shed.

#### REAR

In total, the plot extends to approximately 1/4 of an acre. The rear garden is mainly lawned and totally enclosed with well stocked flower/shrub borders and beds, established trees and views over open farmland behind. There is a central seating area which offers a high degree of privacy.

#### DOUBLE GARAGE

19' 4" x 18' 11" (5.89m x 5.77m) With two electric roller shutter doors, tiled flooring, space for tumble dryer, light and power, double glazed window to the side elevation, radiator and freestanding Warmflow oil-fired central heating boiler, which we are informed by the current owner is approximately 2 years old.

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Sills & Better Ridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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.

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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.

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#### GETTING A MORTGAGE

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#### NOTE

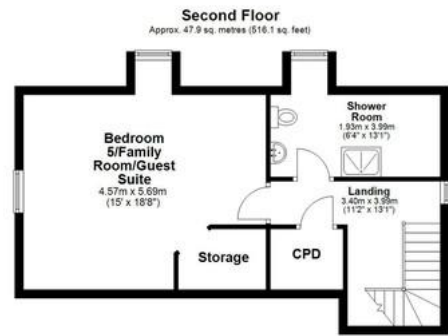
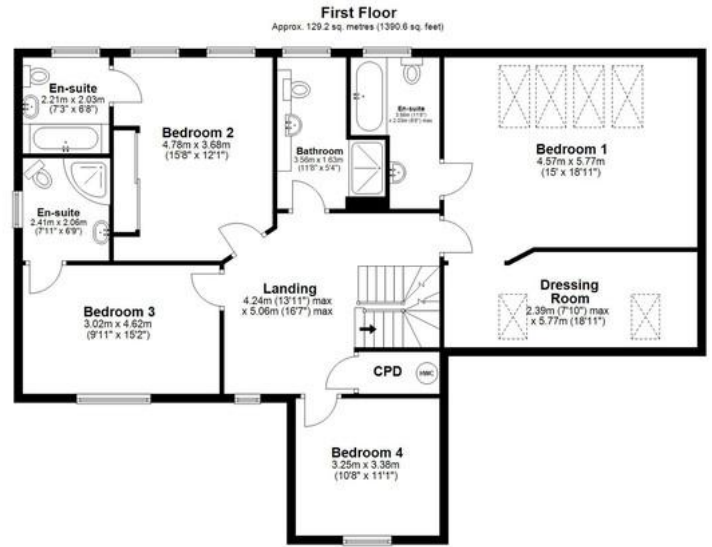
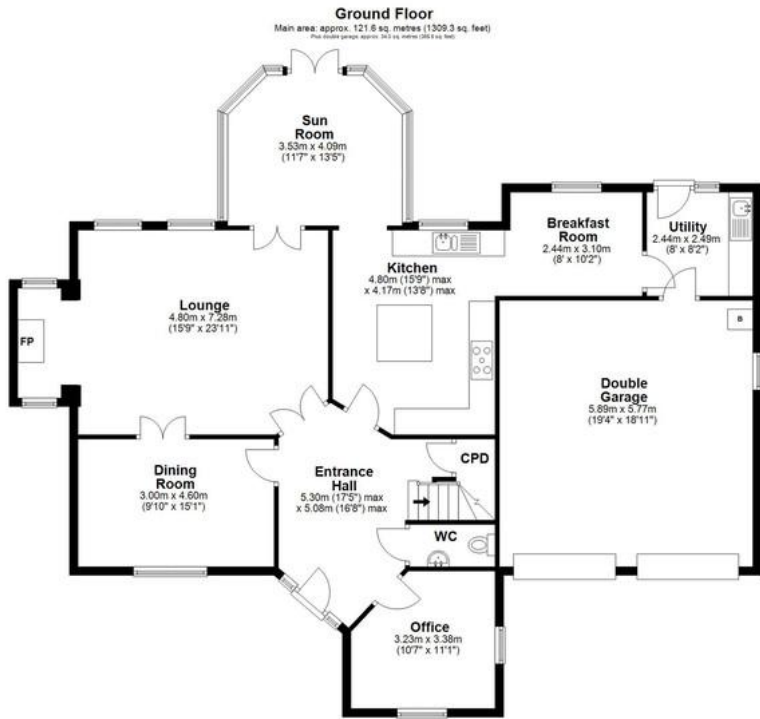
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Main area: Approx. 298.8 sq. metres (3215.9 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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