



CHAMELEON HOUSE, BARNBY MOOR  
Offers in the region of £575,000

**BROWN & CO**

# CHAMELEON HOUSE, 7 MILESTONE COURT, BARNBY MOOR, RETFORD, DN22 8QG

## DESCRIPTION

Chameleon House is a stunning family residence situated in the highly regarded village of Barnby Moor and commanding fine rearward views over immediately adjoining countryside.

This wonderful home delivers light filled, flexible family space over three floors and is particularly well suited for modern family life, those seeking low maintenance grounds, alfresco entertaining and home working.

Accommodation commences with a combined reception hall and games room with adjacent cloakroom having wc. The open plan lounge diner is L-shaped, dual aspect and has garden access to the rear. The breakfast kitchen is luxuriously appointed with a contemporary range of units, integrated appliances, coordinating central island with breakfast bar and also direct garden access. A useful utility room completes the ground floor.

At first floor level, the sleeping space radiates around the generous central landing which itself is suitable for sitting, reading and relaxation. The master bedroom has a range of contemporary wardrobes, excellent countryside rearward views and a good en suite bathroom tiled in natural tones featuring both bath and separate shower. The second bedroom also has a well appointed en suite shower room; bedroom three and the house bathroom are also located on this level.

To the second floor there are two further bedrooms, equally suited as a teenage suite, hobbies, music etc.

To the outside, the property boasts a good block paved driveway facilitating off road parking for numerous vehicles and terminating at a good brick built garage. The majority of the grounds are hard landscaped including artificial turf for ease of maintenance, whilst being attractive and perfect for alfresco entertaining with patio and decked terrace overlooking the immediately adjoining fields. Nestled within one corner is a bespoke garden building presently

used as a home office but equally suited for entertaining, relaxation and hobbies.

The property is equipped with gas fired central heating and a security system.

## LOCATION

The property enjoys frontage to Great North Road on the edge of the highly regarded village of Barnby Moor. The property has a front aspect over the road towards fields and a lovely rear aspect over immediately adjoining edge of village countryside.

The village boasts several amenities including the well known Hotel and Spa, Ye Olde Bell, further public house and village hall. It lies approximately 3 miles north of Retford, 5 miles south of Bawtry and 14 miles south of Doncaster.

There is ready access to the A1M at Blyth facilitating access to the wider motorway network beyond.

The transport network generally is excellent with both Retford and Doncaster having direct rail services into London Kings Cross (approx. 1 hr. 30 mins from Retford) and air travel is convenient via international airport of Nottingham East Midlands.

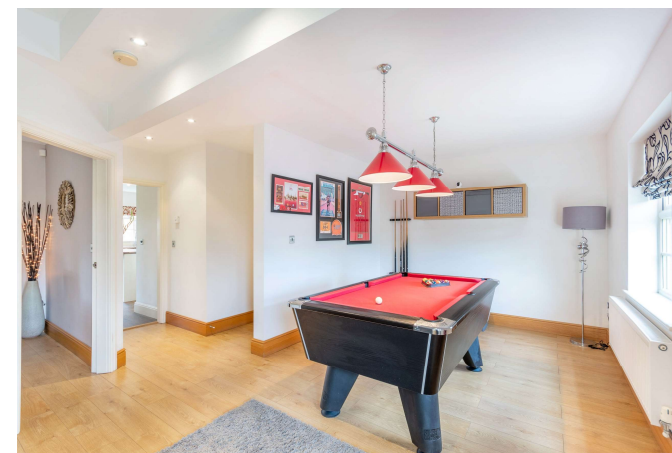
Leisure amenities including the National Trust's wonderful Clumber Park and educational facilities (both state and independent) are well catered for.

## DIRECTIONS

Satnav – DN22 8QG  
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## ACCOMMODATION

**RECEPTION HALL CUM OPEN PLAN GAMES ROOM 20'6" x 10'0"** (6.24m x 3.05m) staircase ascending to first floor with spindle balustrade, useful under stairs storage cupboard, oak flooring and complementing skirting boards, radiators.



**CLOAKROOM** low suite wc, pedestal hand basin with Travertine tiled splashback, tiled flooring in natural tones, radiator.

**OPEN PLAN LOUNGE DINER 20'6" x 20'0"** (6.24m x 6.09m) L-shaped, maximum dimensions quoted. Dual aspect including double doors opening to rear garden, connecting doors to reception hall, radiators.



**BREAKFAST KITCHEN 13'8" x 13'6" to 16'6"** (4.16m x 4.10m to 5.02m) comprehensively appointed with attractive range of high gloss cream contemporary units including obscure glazed wall cupboards and base units surmounted by woodblock effect working

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surfaces. Substantial and complementing central island delivering further storage and extending into breakfast bar. Tiled splashbacks to coordinate and contrasting floor tiling. 1.5 sink unit. An array of integrated appliances including fan assisted oven, combination microwave, gas hob, extractor and integrated refrigerator and dishwasher. Dual aspect including further door opening to pergola and rear garden, radiator.



**UTILITY ROOM 7'10" x 5'9" (2.39m x 1.76m)** with good range of complementing high gloss cream units to wall and floor level, woodblock effect working surfaces, sink unit, plumbing for washing machine, Worcester gas fired combination boiler, external door to side driveway, coordinating tiled flooring, radiator.

**FIRST FLOOR LANDING** generously proportioned allowing sitting, reading, relaxation etc., rear aspect window, cylinder cupboard, staircase ascending to second floor, radiator.

**MASTER BEDROOM ONE 13'9" x 13'6" (4.20m x 4.10m)** measured to rear of contemporary in built wardrobes, access hatch to roof void, rear aspect windows, accent lighting, radiators, and off to



**EN SUITE BATHROOM** luxuriously appointed with double ended bath, separate quadrant showering enclosure having overhead deluge rainfall shower and additional handset, wall hung vanity basin over storage cabinets and shelving, low suite wc. Fully tiled walls in natural tones with contrasting tiled flooring, radiator.

**BEDROOM TWO 13'3" x 13'1" (4.05m x 3.99m)** front aspect window, radiator and off to

**EN SUITE SHOWER ROOM** with generous showering enclosure having overhead deluge rainfall shower and additional handset, wall hung basin over cabinet, low suite wc. Fully tiled walls and flooring to complement, radiator.

**BEDROOM THREE 13'3" x 11'6" (4.05m x 3.52m)** front aspect window, radiator.

**HOUSE BATHROOM** again, well appointed with fine white suite of panelled bath having shower over, pedestal hand basin, low suite wc, fully tiled walls in natural tones and contrasting tiled flooring. Radiator.

**SECOND FLOOR GALLERIED LANDING** with spindle balustrade over stairwell, roof window, radiator.

**BEDROOM FOUR 13'1" x 12'4" (3.99m x 3.76m)** dimensions exclude front aspect dormer window, additional roof window, good over stairs storage cupboard, radiator.

**BEDROOM FIVE 12'4" x 11'9" (3.76m x 3.58m)** dimensions exclude front aspect dormer window, additional roof window, good over stairs storage cupboard, radiator.

## OUTSIDE

The property is nicely set back from Great North Road featuring a front forecourt garden and tarmac driveway (shared with a neighbouring property in its early stages) leading to a private block paved driveway passing by the side of the house providing ample off road parking and terminating at an excellent brick built **DOUBLE GARAGE 18'2" x 17'10" (5.52m x 5.43m)** with two electrically operated up and over doors, light, power, range of fitted base cupboards, part boarded roof void for light domestic storage. Alarmed.

The rear grounds are mostly hard landscaped for ease of maintenance featuring a useful entertaining area, covered by pergola accessed directly from both lounge dining room and breakfast kitchen. Flowing beyond is the garden formed with artificial turf with shrubbery borders, raised planters and ornamental pool. This terminates at a decked terrace and Indian sandstone patio, the whole garden commands fine views over edge of village countryside.

Nestled within one corner is a **BESPOKE HOME OFFICE/GARDEN STUDIO 19'0" x 11'8" (5.80m x 3.55m)** with doorway to the decked terrace. This is a fine and highly versatile building suitable for home working, studio, hobbies or simply as additional family entertainment space to enjoy the rear gardens and excellent views. The building is highly specified including lighting, power points, electric radiator and alarm system. To the other side of the house is a useful lean to timber garden store.

## GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band F. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

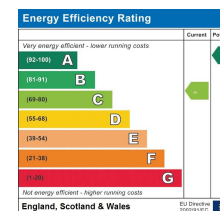
Viewing: Please contact the Retford office on 01777 709112.

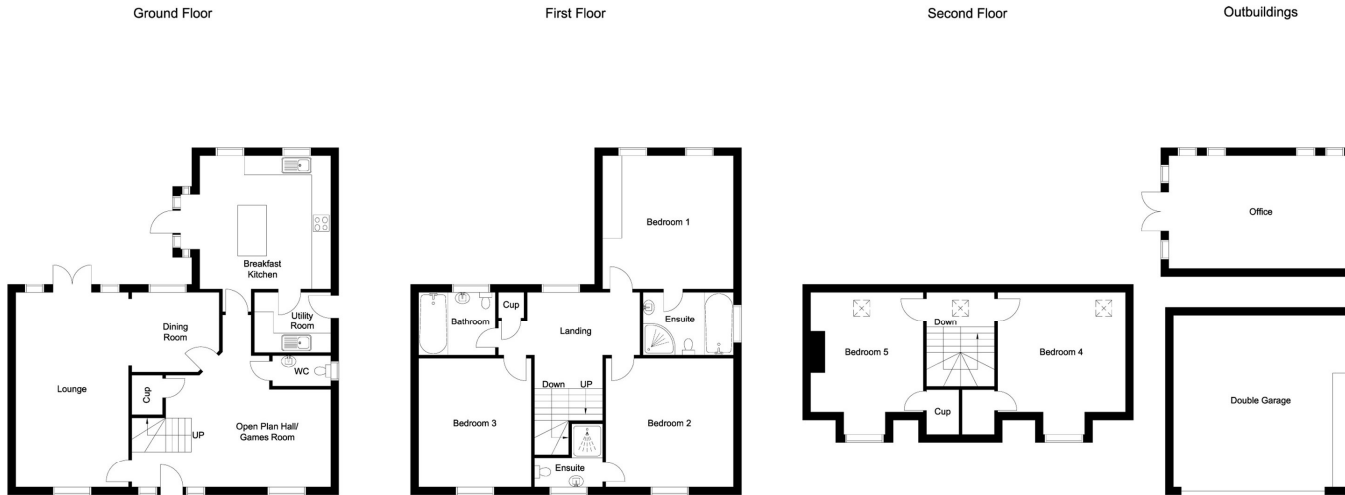
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in September 2022.





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