



FIELD HOUSE

HAGG LANE EPPERSTONE NOTTINGHAMSHIRE NG14 6AW

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



FIELD HOUSE

A first class three/four-bedroom detached house in an enviable village edge setting bordering to open farmland, fronting a quiet private lane offering a delightful home, presented to a high standard. The versatile interior is well suited to a range of purchasers and special attention is drawn to the remarkable country garden with an overall sale area of one third of an acre or thereabouts; internal inspection is genuinely recommended.

EPPERSTONE

Epperstone is a highly regarded Conservation village set in unspoilt countryside between Nottingham and Southwell, close to extensive retail amenities in Mapperley and Arnold, with the neighbouring larger village of Lowdham offering local amenities and a direct rail service into Nottingham centre and east to Newark and Lincoln.

The village has an inclusive social structure, a contemporary village hall with a cricket field and hard surface tennis courts; and by way of refreshment after these strenuous sporting activities - the Cross Keys Inn.

The thriving Minster town of Southwell offers a wider range of retail amenities, professional services and sports centre, and Southwell schooling is of a renowned standard across the age ranges.

From Newark Northgate station there is a fast rail link into London Kings Cross in a scheduled journey time of 80/90 minutes - or thereabouts.



MILEAGES

Nottingham	12 miles
Mansfield	14 miles
Newark	16 miles
East Midlands Airport	27 miles
Leicester	34 miles
Lincoln	35 miles
Sheffield	43 miles

PRICE GUIDE: £690,000

SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Entrance Porch

Accessed through a replacement traditional design fielded entrance door with stained glass inlays and matching size screen. Ruabon tiled floor with mat well. Internal half glazed translucent front door with matching side screening:

Entrance Hall

Wood grain finish laminate flooring. Open single flight staircase rising to first floor landing. Large double cloakroom/storage closet with interior hanging rail and shelving.

Spacious Main Sitting Room

7.20m x 4.30m (23'6" x 14'0")

maximum dimensions

Three replacement sealed unit double glazed windows offer attractive private aspects. Fitted cast iron wood burning stove set to a flagstone hearth. Coved ceiling. A spacious well-proportioned dual aspect room - the outlook to the sheltered rear garden patio area with water feature and ornamental shrubs and trees beyond is a particularly noteworthy feature.

Second Sitting Room or Ground Floor Bedroom Four

3.65m x 3.45m (12'0" x 11'3")

Sealed unit double glazed picture window to front aspect.

House Bathroom

Roca contemporary white suite comprising a panelled bath with chrome mixer tap and overhead rain shower and separate hand shower above with glass splash screen, wall mounted wash hand basin and low flush wc. Full wall and floor tiling. Chrome ladder towel rail. A half-glazed door from the hall connects to:

Split Level Open Plan L-Shaped Kitchen, Dining Room and Day Room/Further Sitting Room

6.55m x 4.30m (21'6" x 14'0") plus 4.25m x 3.20m (14'0" x 10'6")

Described as three distinct spaces below:

Well Equipped Kitchen

Extensive range of white painted wood grain finished cabinets with metal furnishings providing useful base and eye level storage complemented by a further wall run incorporating a conventional Neff double oven, Neff microwave browning oven and warming tray. Further appliances include a Neff ceramic induction hob with extraction canopy above and an integrated Bosch automatic dishwasher. 1.5 bowl stainless steel sink unit with chrome mixer/boiling tap. Sealed unit double glazed window to rear garden aspect. Recessed ceiling downlighting. Enclosed shelved walk-in pantry. Matching laminated timber floor extending through from the hallway connecting to the breakfast room and day room.

Breakfast/Dining Room

Connecting in open plan to the kitchen and adjacent day room. Wide open archway to:

Lower-Level Day Room/Sitting Room

Having sliding sealed unit double glazed patio doors connecting to the rear garden terrace. Further sealed unit double glazed picture windows providing good natural lighting and delightful garden aspects.

Side Lobby/Secondary Entrance

Having a Ruabon tiled floor. Open plan to:

Laundry/Utility Room

Plumbing for automatic washing machine. Wall mounted Glow-Worm gas fired boiler serving domestic hot water and central heating systems.

Useful enclosed walk-in storeroom.



FIRST FLOOR

Landing

Alighted from a single flight staircase with handrail and square timber balustrading. Large, enclosed airing cupboard.

Bedroom One

5.45m x 3.70m (17'9" x 12'0")

Two sealed unit double glazed dormer windows to front and rear aspects – offering a delightful rural outlook, the rear garden being an unquestionable feature of the sale.

Built in double wardrobe closet and adjacent single wardrobe closet.

Rear Bedroom Two

3.70m x 3.30m (12'0" x 10'9")

Upvc sealed unit double glazed window to rear garden aspect - picturesque and rather special outlook. Built in double wardrobe closet with hanging rail and shelving above.

Front Bedroom Three

3.65m x 3.30m (12'0" x 10'9")

maximum dimensions

Sealed unit double glazed dormer window to front aspect - attractive leafy outlook. Built in single wardrobe closet with interior hanging rail and shelving.

House Bathroom – Fully tiled

Contemporary white suite comprising a panelled bath with chrome mixer tap and separate overhead and hand shower with thermostatic control above – fitted glazed splash screen. Contemporary design vanity wash basin with chrome mixer tap and medicine cabinet above and a low flush wc. Chrome ladder towel rail. Translucent sealed unit double glazed window.



GARDENS AND GARAGING

Large, attached garage. A tarmac forecourt provides car standing and turning space and access to the garage having an up and over access door, light and power facility and rear personnel door.

An additional gravelled area to the side of the property provides space to potentially store a boat or caravan.

Attractive landscaped fore garden area with low maintenance pebble and rockery features complemented by ornamental shrubs and a flagstone patio - seating area. A flagstone pathway to the side of the house connects to the rear garden.

Stunning Country Garden *Approx 0.30 Acres or thereabouts*

A particular feature of the sale is the tranquil and carefully maintained landscaped garden which features shaped lawns, a variety of ornamental shrubs and mature trees, both deciduous and coniferous, bordering to attractive farmland and the rural landscape of Epperstone.

A wide flagstone terrace with a water feature and an arbour canopy offers a pleasant relaxation area and vantage point from which to enjoy the privacy and seclusion of the garden.

Timber summer house and separate timber shed.

Upper patio area with attractive open country views - *something quite unique.*



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES - NOT TO SCALE



SERVICES

Mains water, drainage, gas, and electricity are available. Sealed unit double glazing. Conventional gas central heating circulating to radiators.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

LOCAL AUTHORITY

Council Tax Band G
Newark & Sherwood District Council
Castle House, Great North Road
Newark on Trent, Nottinghamshire NG24 1BY
www.newark-sherwooddc.gov.uk
Tel: 01636 650 000

VIEWING ARRANGEMENTS

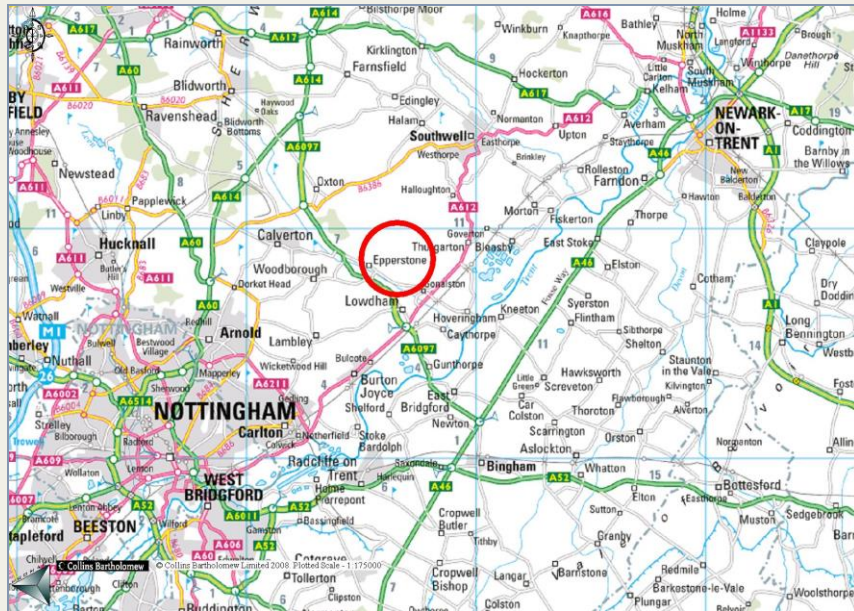
If you are interested in Field House and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 9537-3931-3200-3047-2200

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN

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