



## THE HAVEN

9 PRIORY PARK THURGARTON NOTTINGHAMSHIRE NG14 7HE

Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)



## THE HAVEN 0.32 Acres or thereabouts

A large scale five bedroom detached family house c 2941 sq ft with a high calibre feature extension, offering a wonderful family home in a relatively quiet village edge cul de sac setting, with extensive and versatile living accommodation capable of meeting the demands of 21<sup>st</sup> century family living; the aforementioned extension providing an excellent leisure dimension and a potential annex arrangement if required.

## THURGARTON

Thurgarton is a highly regarded village settlement located in the Trent Valley midway between Southwell and Lowdham and between the main regional centres of Nottingham and Newark on Trent.

Thurgarton offers many of the essentials of 'village life' – a picturesque cricket pitch within the grounds of Thurgarton Priory, St Peters Church, excellent local walks and a public house, The Red Lion. There is a direct road-rail access along the Trent Valley into Nottingham centre and bus collection points for the Nottingham High Schools.

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.

The village is served by highly regarded junior schooling in the neighbouring village of Bleasby.

The larger market town of Newark on Trent offers a more extensive range of retail amenities, professional services, restaurants and leisure facilities including a sport centre and marina. From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

### Fast London Main Line Rail Service

London commuters will be attracted to the convenient direct rail service from Newark Northgate Station into London Kings Cross in a scheduled journey time of 80/85 minutes.

### SCHEDULE OF DISTANCES

|                                     |          |           |          |
|-------------------------------------|----------|-----------|----------|
| Southwell                           | 4 miles  | Bingham   | 7 miles  |
| Nottingham                          | 12 miles | Newark    | 16 miles |
| Grantham                            | 23 miles | Leicester | 32 miles |
| East Midlands International Airport | 28 miles |           |          |

PRICE GUIDE: £745,000



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## GROUND FLOOR

### Open Entrance Porch

Traditional fielded entrance door with translucent side screens connecting to:

### Entrance Hall

Staircase rising to first floor landing in three flights. Useful under stairs storage cupboard – cloak room.

### Cloak Room WC – Fully tiled

Fitted low flush wc and contemporary wash stand with a chrome mixer tap and a useful storage cabinet beneath.

### Large Dual Aspect Sitting Room

6.05m x 3.95m (19'9" x 13'0")

Sealed unit double glazed shallow bay window to front aspect. Sealed unit double glazed sliding upvc patio doors connecting to rear garden terrace. Random coloured dressed stone fireplace incorporating a fitted living flame gas fire, incorporating polished hardwood shelving and a TV plinth. Folding double doors connecting to:

### Dining Room

3.75m x 3.00m (12'3" x 9'9")

Sealed unit double glazed upvc sliding patio doors connecting to rear garden terrace. Coved ceiling.

*A doorway from the main sitting room connects to:*

### Superb Games Rooms – Billiard Room

10.15m x 5.25m (33'0" x 17'3")

A large-scale extension to the original house featuring a high pine clad open vaulted ceiling, impressive stained glass gable end picture window and a series of sealed unit double glazed fixed windows and two sets of sliding sealed unit double glazed patio doors connecting to the rear garden. This large eclectic room is suitable for a variety of uses depending on the requirements of an individual purchaser and offers scope for the creation of an annex arrangement for a dependant relative if required.

### Open Plan Fitted Kitchen – Breakfast Room

6.80m x 3.80m (22'3" x 12'6")

#### Fitted Kitchen

Extensive range of polished wood cabinets complemented by black granite working surfaces and integrated appliances comprising a Neff double oven – grill and a microwave oven, Neff induction hob with extraction canopy above and an integrated Neff automatic dish washer. One and a half bowl stainless steel sink unit with chrome mixer tap. Ceramic floor and wall tiling. Recessed down lighting. Sealed unit double glazed picture windows overlooking the rear garden. Translucent half glazed door connecting to rear garden.

#### Breakfast Room

Having sealed unit double glazed patio doors connecting to the rear garden terrace. Woodgrain effect floor finish. Coved ceiling. Doorway connecting to:

#### Outer Lobby – Secondary Entrance

Having a stained-glass half glazed translucent doorway opening to the front driveway. Open staircase rising to:

#### Private Study – Bedroom Five

5.80m x 3.85m (19'0" x 12'6")

Replacement sealed unit double glazed window to front aspect. Two useful enclosed storage cupboards.

#### Laundry – Utility Room

Range of fitted contemporary units with a cream gloss finish and brushed steel furnishings. One and a half bowl resin bonded sink unit. Plumbing for an automatic washing machine. Full wall tiling.

#### Second Cloak Room – WC – Fully tiled

Fitted corner wash hand basin and low flush wc.

#### House Workshop – Garden Room – Boiler Room

Range of base storage cupboards and L shaped countertop. Wall mounted British Gas boiler unit. Doorway connecting to the integral garage.



## FIRST FLOOR

### Central Landing Area

Alighted from a staircase rising in three flights to a spacious landing area with a sealed unit double glazed window to the front aspect.

### Main Bedroom Suite

A spacious and well-appointed principle bedroom arrangement featuring a balcony terrace overlooking open countryside described as follows:

#### Impressive Bedroom

6.05m x 3.95m (19'9" x 13'0")

Range of built in wardrobes with matching dressing table and bedside cabinets.

Sealed unit double glazed French door with full height side screens opening to:

#### Balcony Terrace

Offering a pleasant vantage point over the expansive lawned gardens and adjacent open Trent Valley countryside beyond.

#### Bathroom En Suite

Large, contoured corner bath with chrome mixer tap, large corner shower cubicle with thermostatically controlled shower installation and folding glass screen, wash hand basin with storage cabinets beneath and a low flush wc with concealed cistern and a range of adjacent storage cabinets.

Full wall tiling. Recessed ceiling lighting. Chrome ladder towel rail.

### Guest Bedroom Ensuite

A spacious guest bedroom arrangement described as follows;

#### Bedroom Two

6.05m x 3.95m (19'9" x 13'0")

Sealed unit double glazed windows to front and rear aspect. Range of built in wardrobes, bedside cabinets with display shelving above and eye level storage canopy.

#### Recessed Shower Area

Fitted shower area, Mira independent electric shower with glass door enclosure and a vanity wash hand basin.

#### House Bathroom – Half tiled

Contemporary white suite comprising a panelled bath, wash hand basin incorporated within a cabinet fixture with integral drawers and cupboard space storage, and a low flush wc with a concealed cistern.

#### Rear Bedroom Three

3.00m x 2.75m (9'9" x 9'0")

Sealed unit double glazed picture window overlooking the rear garden and adjacent countryside. Coved ceiling.

#### Rear Bedroom Four

3.00m x 3.00m (9'9" x 9'9")

Access to roof void. Sealed unit double glazed picture window overlooking the rear garden and open countryside beyond. Coved ceiling.



## GARDENS AND GARAGING

The property stands on a large relatively low maintenance plot which borders to open fields at the rear creating an uninterrupted far reaching rural aspect. The rear garden is a noteworthy feature, and the wide level lawn is ideal for family recreation.

A flagstone terrace offers a pleasing relatively sheltered vantage point over the gardens.

Large aluminium framed greenhouse

A block paved drive threshold opens on to a main parking area with room for several vehicles giving access to the garage. There is secure pedestrian access to each side of the property with perimeter flagstone pathways extending to the rear and sheltered terracing.

### Large Integral Garage

Electrically operated high grade up and over rolling door.

### Agents Note

The garage door has been fitted to a flood/water-resistant specification and whilst we have been advised that the property has never flooded this offers a reassuring level of protection from unforeseen events.



# GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



## SERVICES

All mains services are connected to the house. Cavity wall insulation to the original house. Gas fired central heating. Electric car charging point located in the garage. *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.*

### Available Broadband

Standard 8 Mbps Superfast 60 Mbps

### Available Mobile Coverage (based on calls indoors)

O2 - ✓ Vodafone - X EE - ✓ Three - ✓

✓ = Likely X = None

## LOCAL AUTHORITY

*Council Tax Band F*

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

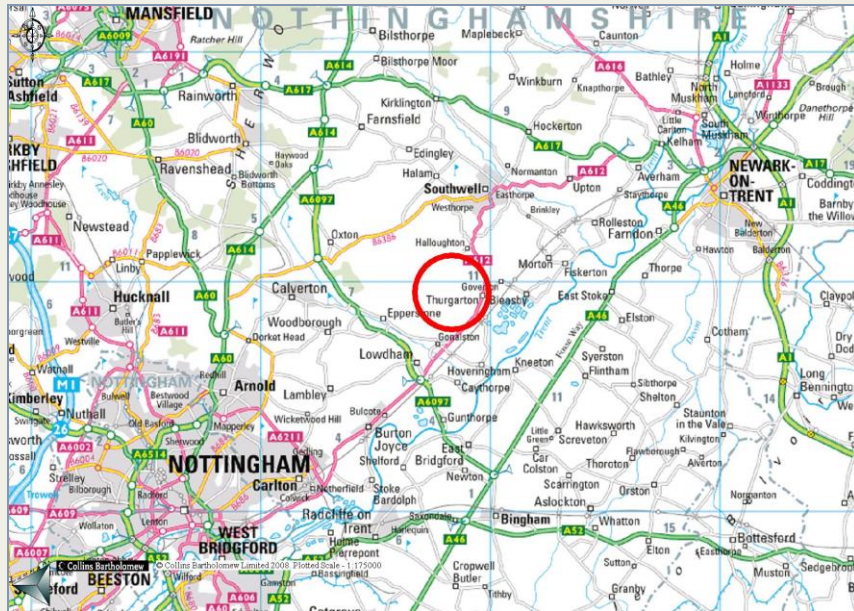
If you are interested in The Haven and would like to arrange a viewing, please contact us on 01636 815544 [www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

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# 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: 0841-3007-6204-6704-6204

## 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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