

**MILLFIELD HOUSE**  
TOP STREET ELSTON  
NOTTINGHAM NG23 5NP



Land & Estate Agents  
Property Consultants



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





## MILLFIELD HOUSE

A first-class traditional detached house of a striking gabled design with a generous four-bedroom internal plan, occupying extensive beautifully stocked landscaped gardens, one of the signature features of this most appealing village house (0.21 acres / 0.08 hectares or thereabouts).

Millfield House offers a superb home ideal for family living enjoying an enviable position on the edge of this highly regarded Conservation village, in a peaceful position at the head of a private access road.

The property itself is extremely well presented and of particular note it features a recently fitted high calibre contemporary kitchen installation.

## ELSTON

Elston is a thriving village on the edge of the Vale of Belvoir to the east of the A46 Fosse Way, offering the essentials of a traditional English village lifestyle - including a Post Office/general store, community shop, an expanding primary school, a village inn and an 'active church'.

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.

### FAST LONDON MAIN LINE CONNECTION

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.

PRICE GUIDE: £695,000



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## GROUND FLOOR

Open canopy porch entrance approached from a flagstone pathway which connects to entrance court and parking area.

### Impressive Entrance Hall

Traditional half glazed fielded front door – stained leaded glass detailing and glazed side screens. Striking balustraded open staircase rising to first floor landing. Ceramic stone effect floor tiling extending through to the connecting kitchen.

Coved ceiling.

*A series of high grade fielded quarter panelled oak doors connect to the internal rooms at ground and first floor level.*

### Cloak Room WC

Contemporary white suite comprising a corner wash hand basin and a low flush wc.

### Stunning Contemporary Kitchen – Breakfast Room

6.94m x 3.88m (22'9" x 12'9")

Arguably one of the signature features of this wonderful family home, recently installed by Plumb Interiors of Costock, to a high-grade contemporary design. This first-class kitchen installation features an extensive range of muted natural pastel tone handleless cabinets in a long continuous three wall run complemented by stylish grey quartz countertops. Fitted Franke 1.5 bowl sink unit. Fitted-integrated appliances comprising two Siemens inline double ovens, large Smeg six burner hob with an extraction unit above, integrated Siemens microwave, integrated Bosch dishwasher and a fitted Bosch American style fridge freezer. Two sealed unit double glazed picture windows with pleasant aspects of the leafy surroundings. Half glazed side door.

There is a distinct dining – breakfast area and a coved ceiling brings the room together with recess lighting providing excellent additional artificial lighting.

### Utility Room – Laundry

2.99m x 2.28m (9'10" x 7'6")

Equally well appointed and complementing the main kitchen installation with matching cupboards and countertops. Fitted Belfast sink unit. Plumbing for automatic washing machine, space for condenser dryer. Wall mounted Worcester Bosch gas fired boiler. Sealed unit double glazed side window. Internal doorway connecting to the garage.

### Dining Room – Second Sitting Room – Family Room

3.28m x 4.45m (10'9" x 14'7")

For purchasers in favour of a separate formal dining room this room links directly to the main kitchen area and would alternatively serve well as an overspill room for 21<sup>st</sup> century family living as a relaxation area/TV room. Sealed unit double glazed window overlooking the rear garden. Coved ceiling.

### Study

2.99m x 3.03m (9'10" x 9'11")  
Sealed unit double glazed window.  
Coved ceiling.

### Main Sitting Room

6.46m x 3.89m (21'2" x 12'9")

Striking brick fireplace – integrated gas fire. Attractive oak mantel piece. Sealed unit double glazed French doors connecting to rear garden and picture window to front aspect.





## FIRST FLOOR

Large central landing alighted from the aforementioned striking traditional balustraded staircase, a feature central landing with vaulted ceiling lines. Sealed unit double glazed roof light. Access to roof void.

Enclosed airing cupboard incorporating a lagged hot water cylinder.

*The four generous bedrooms (the house was originally designed with a five-bedroom layout) are described in clockwise rotation from the primary bedroom suite below.*

**Primary Bedroom Suite** – Reducing height ceiling lines.

### Bedroom One

4.13m x 5.41m (13'7" x 17'9")

Sealed unit double glazed dormer window and opposing sealed unit double glazed Velux roof light. Two exposed roof purlins-vaulted ceiling lines. Square opening to:

### [Walkthrough Dressing Room](#)

Having two sets of built in double wardrobes with adjacent linen-clothing storage cupboards.

### [En Suite Bathroom](#)

Traditional white suite, large, contoured bath, chrome mixer tap, 1.15 meter corner shower with thermostatically controlled chrome shower installation and a glass screen enclosure, pedestal wash hand basin and low flush wc. Chrome ladder towel rail. Striking stone effect floor and wall tiling.

### House Bathroom

3.02m x 2.85m (9'11" x 9'4")

Featuring a traditional white suite comprising a large, contoured bath, 1.15-meter recessed shower with thermostatically controlled chrome shower installation and a glass enclosure, pedestal wash hand basin and low flush wc. Striking stone effect ceramic floor and wall tiling.

**Rear Bedroom Four** – reducing height ceiling lines.

2.52m x 3.88m (8'3" x 12'9")

Built in single wardrobe closet and separate shelved storage closet. Partially vaulted ceiling. Sealed unit double glazed dormer window to rear garden aspect with views towards open countryside capturing the neighbouring Grade II Listed windmill.

### Bedroom Three

3.34m x 4.45m (10'11" x 14'7")

Partially vaulted ceiling line. Sealed unit double glazed window to rear aspect with views towards open countryside capturing the neighbouring Grade II Listed windmill.

### Guest Bedroom Suite

### [Bedroom Two](#)

3.89m x 3.89m (12'9" x 12'9")

Having reducing ceiling lines with partially vaulted ceiling. Comprehensive range of built in wardrobes with matching drawer chest and shelved linen – storage cupboard. Sealed unit double glazed dormer window to rear garden aspect with views towards open countryside capturing the neighbouring Grade II Listed windmill.

### [Spacious En Suite Shower Room](#)

Traditional white suite featuring a shower cubicle with glass enclosure and thermostatically controlled shower installation, pedestal wash hand basin and a low flush wc. Translucent sealed unit double glazed window, stone effect ceramic floor and wall tiling.





## GARDENS AND GARAGING

Millfield House occupies a rather special landscaped garden which has been maintained and stocked to an exceptionally high standard and is a particular feature of the sale. The gardens are abundantly planted and stocked around the house to provide colour and interest throughout the seasons.

A long shared private access drive culminates in a gated entrance to Millfield House.

A block paved parking court provides car standing and turning space and access to an integral double garage.

### **Integral Double Garage**

Having two up and over access door, light and power facility, side personnel door and internal connecting doorway to the main house through the utility room.

The main rear lawned garden area features immaculate shaped level lawns relieved by densely stocked beds and borders and a host of mature ornamental coniferous and deciduous tree specimens.

A large flagstone terrace offers a pleasant relaxation area and vantage point from which to enjoy the delightful gardens.

There is a deep front lawned garden relieved by a wonderfully stocked side border once again incorporating ornamental trees and shrubs.

### **Outer Kitchen Garden – Small Orchard Area**

There is an additional area of garden to the front of the property which incorporates a series of raised beds for cultivating fruit and vegetables screened by mature hedgerow boundaries.







## GENERAL INFORMATION & FLOORPLANS

*FLOORPLANS FOR IDENTIFICATION PURPOSES - NOT TO SCALE*

### SERVICES

All mains' services are available. Gas fired central heating circulating to radiators. Sealed unit double glazing.

*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 10 Mbps

Superfast 33 Mbps

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

O2 - ✓ Vodafone - ✓ EE - ✓ Three - X

✓ = Likely X = Poor

### VIEWING ARRANGEMENTS

If you are interested in Millfield House and would like to arrange a viewing, please contact us on 01636 815544

[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

### 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](http://www.newark-sherwooddc.gov.uk)

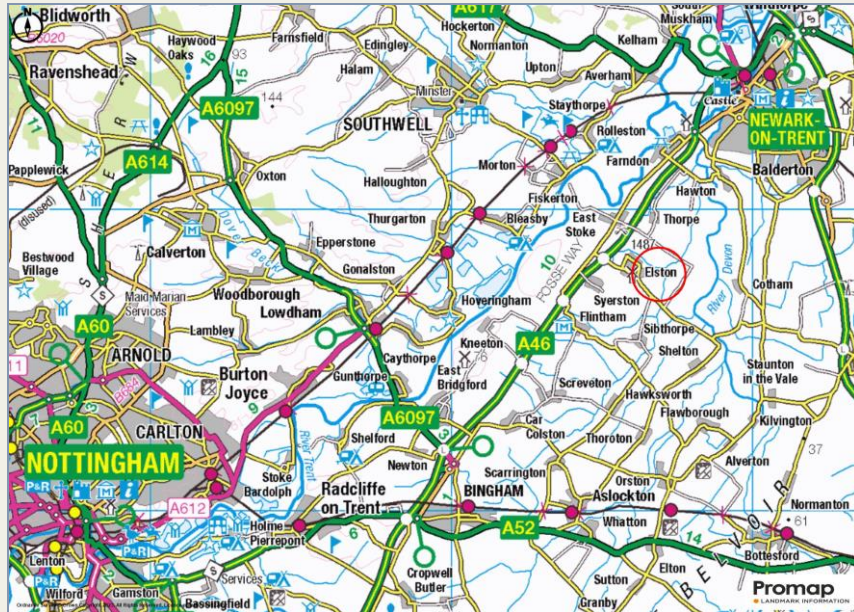
Tel: 01636 650 000

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# MAPS & ENERGY PERFORMANCE RATINGS

## REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

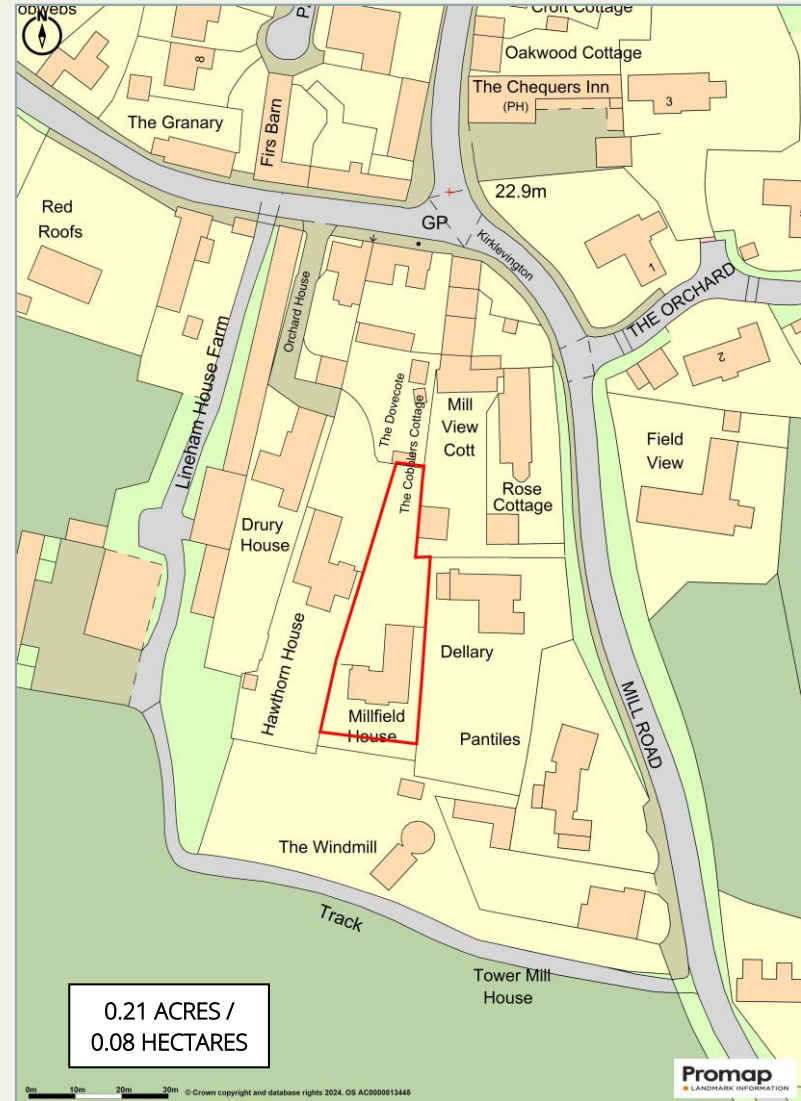


## ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at  
<https://www.epcregister.com/searchReport.html>  
Ref No: 5700-2343-0022-3325-3443

## LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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## 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.



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