



## ROOKWOOD

BLEASBY ROAD

GOVERTON

NOTTINGHAMSHIRE NG14 7FN

Land & Estate Agents  
Property Consultants



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



## ROOKWOOD

A fine and substantial contemporary detached house of a high calibre in elevated and secure grounds offering a stunning family home in a small village set in unspoilt countryside some three miles or so to the south of the Minster town of Southwell.

The house has been constructed in a mellow red brick with a natural clay pantiled roof and offers a carefully planned deceptively spacious interior which the current owners have upgraded to a particularly high specification.

Rookwood is an appealing highly individual property which should be viewed internally to appreciate the extensive internal plan, the first-class specification and the standard of finish.

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

The thriving market town of Newark on Trent to the east 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 from Newark Northgate station there is a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

## MILEAGES

*Based on AA Route Planner*

SOUTHWELL	3.5	NEWARK	11
NOTTINGHAM	12.0	LINCOLN	26
DERBY	30	SHEFFIELD	42

EAST MIDLANDS AIRPORT 25



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## GROUND FLOOR

### Impressive Central Hallway

8.50m x 3.10m (27'9" x 10'3")

Full height south windows to apex height throwing excellent natural lighting into a stunning central hall. Open galleried open oak staircase rising through a half stage landing. Period design central heating radiator.

### Large Main Reception Room

8.50m x 4.45m (27'9" x 14'6") plus 4.20m x 4.45m (13'9" x 14'6")

A fine main reception room having double casement external doors opening to the elevated south terrace. Period design central heating radiators Handcrafted Inglenook brick fireplace with period beaming and inset high - capacity cast iron wood burning stove.

High grade polished wood flooring and double casement external doors to the sheltered enclosed rear terrace. Contemporary ceiling lighting and complemented by subtle wall lighting.

### Study / Bedroom Four

4.35m x 3.20m (14'3" x 10'6")

High grade hardwood flooring. Central heating radiator.

### Bathroom

Contoured walk-in shower cubicle with traditional design shower installation. Contoured panelled bath, pedestal wash basin and WC. Chromium wall mounted towel rail. High grade floor - wall tiling and ceiling down lighting.

### Dining Room

4.50m x 4.25m (14'9" x 14'0")

High grade polished hardwood flooring. Aspect over south terrace. Central heating radiator.

### Large Family Room and Living Kitchen

10.20m x 8.50m (33'3" x 27'9")

A stunning room combining a large open plan family room and a well-equipped kitchen, opening into the garden through a sheltered stone flagged breakfast terrace which is essentially the less formal day to day entrance" into the property.

The kitchen area has been fitted to a high specification having an extensive range of white gloss laminate faced base cupboards with ample Correx work surface areas and an inset Rangemaster Professional Deluxe kitchen range in contrasting 'burgundy' finish, with matching high level lighting - extraction canopy.

Extensive range of wall cupboards with inset Bosche microwave oven.

Large central island unit with extensive Correx food preparation surface with low level pan storage drawers and integrated Bosch dishwasher. Cantilevered breakfast bar.

High-capacity John Lewis 'American' design refrigerator, comprising a large, shelved larder refrigerator, a separate freezer unit and shelved wine store.

Ample space for circular breakfast table. Period design central heating radiator.

### Utility Room

Complementing base storage cupboards with inset stainless-steel sink and recesses for inset domestic appliances. Concealed Worcester gas central heating boiler.

External personnel door to rear courtyard.





## FIRST FLOOR

Open plan galleried landing accessed by a returning oak staircase. Central heating radiator. Recessed low voltage downlighting.

### **Bedroom One** 7.70m x 6.45m (25'3" x 21'0")

A stunning main bedroom having an easterly aspect over the courtyard. Bespoke wardrobe units with central dressing table recess and central gable end window with an extensive range of bedroom furniture comprising linear fixed chest of drawers/worktop and complementing freestanding chest of drawers (two). Two central heating radiators.

### Large En Suite Shower Room

Semicircular shower cubicle with traditional Belgravia shower head and adjustable shower handset. Large freestanding vanity unit with inset rectangular wash bowl and concealed cistern WC. Large vertical chromium towel rail High grade wall – floor tiling. Large vertical chromium towel rail and recessed downlighting.

### **Bedroom Two** 6.45m x 3.90m (21'0" x 12'9")

A large second bedroom with a spacious partitioned walk-in wardrobe. Fixed linear chest of drawers with dressing table surface. Freestanding period design dressing table. Recessed ceiling downlighting. Large Velux roof light.

### Dressing Area

A large walk-in wardrobe with extensive range of wardrobe storage; Including a large mirror fronted wardrobe unit, a second full height three section wardrobe and complementing chest of drawers.

### **Extra Large Shower Room**

A large shower room designed to serve as a first-class shower room with a connecting door from Bedroom 2 and by means of a second door across the landing serving as the bathroom for Bedroom 3.

Large walk-in shower with a high standard Bristan shower installation in large walk-in shower area formed by safety glass partitioning. Vanity unit with surface mounted contemporary rectangular wash basin and contemporary WC. Large chromium heated towel rail.

### **Bedroom Three** 5.10m x 2.80m (16'9" x 9'3")

Eaves space bedroom. Two dormer windows. Central heating radiator. Recessed ceiling downlighting. Venetian blinds.

### **Special Note**

*Please note that the whole of the second floor has high grade polished hardwood flooring.*





## GARDENS AND GROUNDS

Rookwood stands on the level western section of extensive sloping gardens and grounds in Goverton, a small settlement bordering to the larger village of Bleasby in the heart of the Trent Valley countryside, between the regional centres of Nottingham and Newark on Trent.

Southwell close to hand offers an extensive range of retail amenities and professional services and Southwell schooling is of a renowned standard across the age ranges.

The secure grounds are bounded by a substantial brick boundary wall along the Bleasby Road frontage, with a wide pillared drive entrance with electrically operated gate.

The gardens and grounds have been stocked and tended to a high standard with increased privacy by virtue of considered shrubbery planting around the perimeter.

Sheltered summer house on raised platform in the corner of the garden, with garden side lighting.

### **Large Three Car Detached Garage**

9.40m x 5.70m (30'9" x 18'9")

A substantial brick built detached garage. Three separate vehicle access doors (each electrically operated) with external parking apron. External sensor security lighting. Boarded storage space with fixed loft ladder.



## GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

### SERVICES

All main services are connected.  
*Please note that the mains service connections, or appliance installations have been tested by the selling agents and no warranties are given or implied.*

**Available Broadband** – Standard 28 Mbps

### LOCAL AUTHORITY

*Council Tax Band G*  
Newark & Sherwood District Council  
Castle House Great North Road  
Newark on Trent NG24 1BY

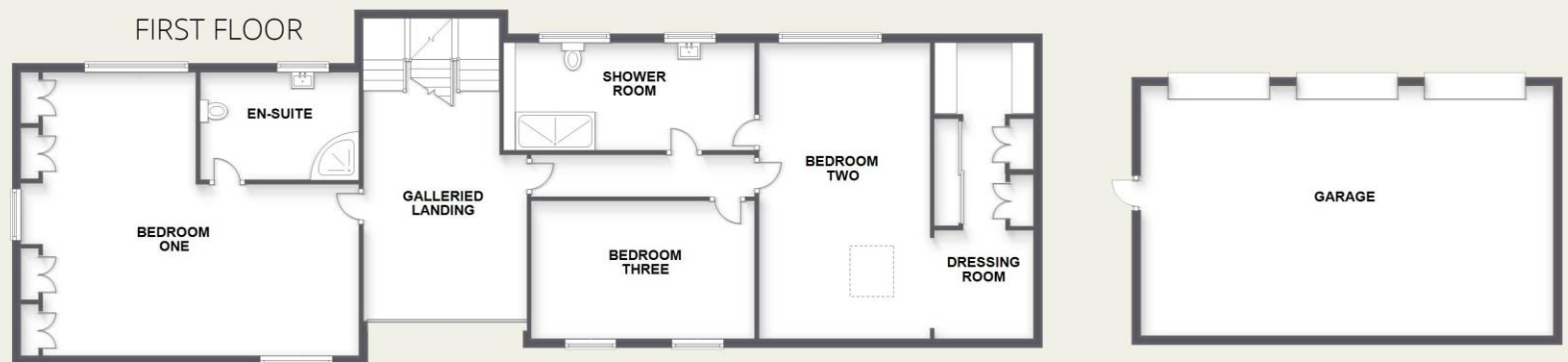
[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)  
Tel: 01636 650 000

### VIEWING ARRANGEMENTS

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

[sales@smithandpartners.co.uk](mailto:sales@smithandpartners.co.uk)

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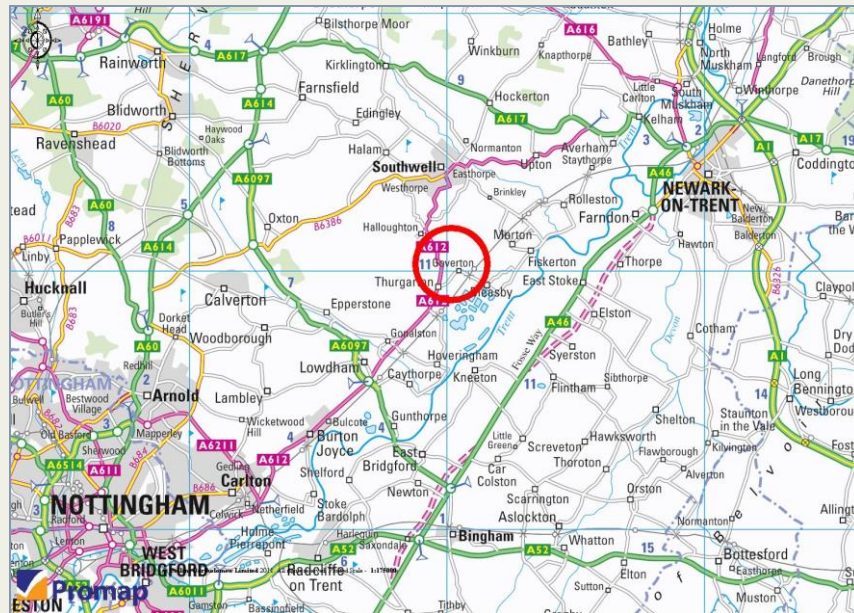


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# MAPS & ENERGY PERFORMANCE RATINGS

## REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

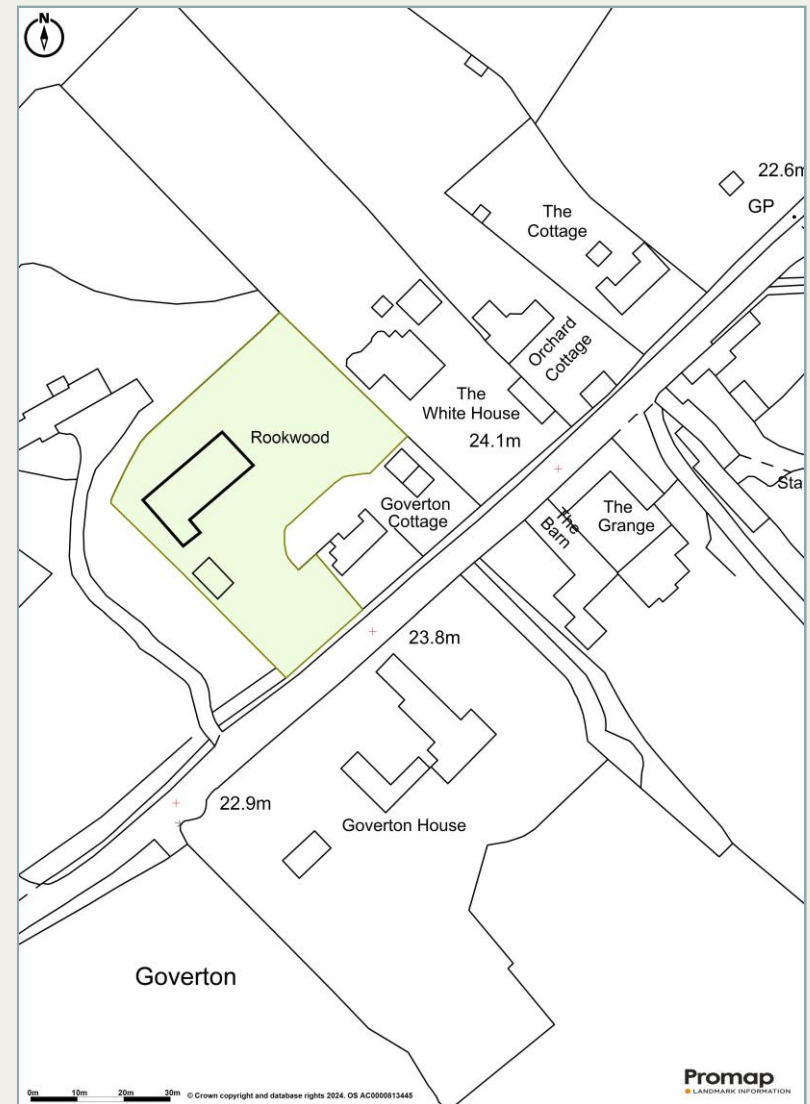


## ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at  
<https://www.epcregister.com/searchReport.html>  
Ref No: 0547-3039-6203-2164-6200

## 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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