



1 CHARLESWOLD COURT

Thurlby Lane, Stanton-On-The-Wolds , Nottinghamshire, NG12 5BS



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A well-appointed, 4-bedroom barn conversion with private garden and a little over 4 acres of paddocks, set within a small development surrounded by open countryside.

ACCOMMODATION

Stone steps lead from the side of the property to the front door which opens into a spacious, formal reception hall that creates a welcoming heart to the home, with useful storage and the traditional staircase rising to the first floor.

To the left two doors open into the open plan dining kitchen with a range of units, range oven and space for a large dining table. French doors open to a breakfast terrace that benefits from the morning sun.

To the right of the reception hall is an inner hallway leading to three reception rooms currently used as a snug, home office and home gym, as well as the utility room which provides access to the rear garden. At the end of the hall, steps lead up to the formal living room that benefits from a vaulted ceiling, original beams, and a feature fireplace with multi fuel log burner. French doors open on to the rear terrace.

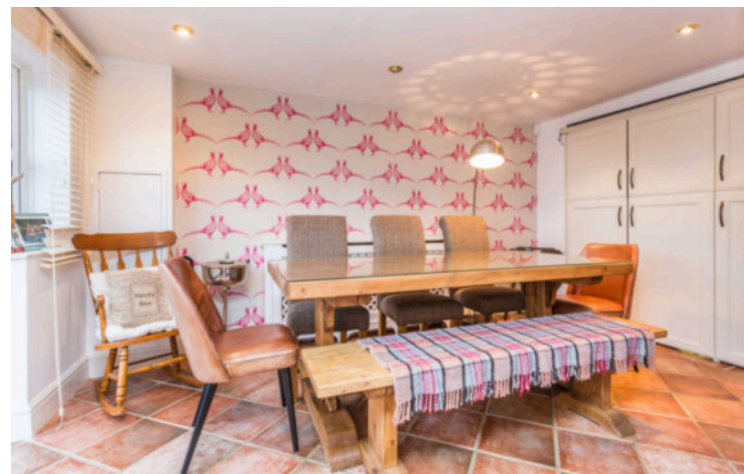
A downstairs WC can be accessed off the reception hall.

Stairs with vaulted ceiling lead to the landing, where the master suite, family bathroom and further bedrooms can be found.

The master suite with vaulted ceiling and traditional beams benefits from an en suite bathroom and large dressing room.

The guest bedroom also benefits from a large en suite shower room.

The first floor is completed by two further double bedrooms and the family bathroom.





GROUND & GARDENS

This secluded development is approached by a private lane leading from Thurlby Lane. The property occupies a prominent position to the front of the development with the approximately four acres of paddock land to the left, across the lane the leads to further properties.

The front garden is predominantly laid to lawn with mature shrub and tree borders and a raised patio making the most of the sun throughout the day. To the left of the property is a second seating area, that can be accessed via the dining kitchen.

The garage sits to the right-hand side of the property, as the garden wraps around to the rear where further slabbed seating areas and lawn can be found.

An externally accessed room at the rear of the property works perfectly as a tack room.

The paddock land of a little over four acres, suited to keeping multiple horses benefits from a barn that includes two private stables, and a large feature pond.

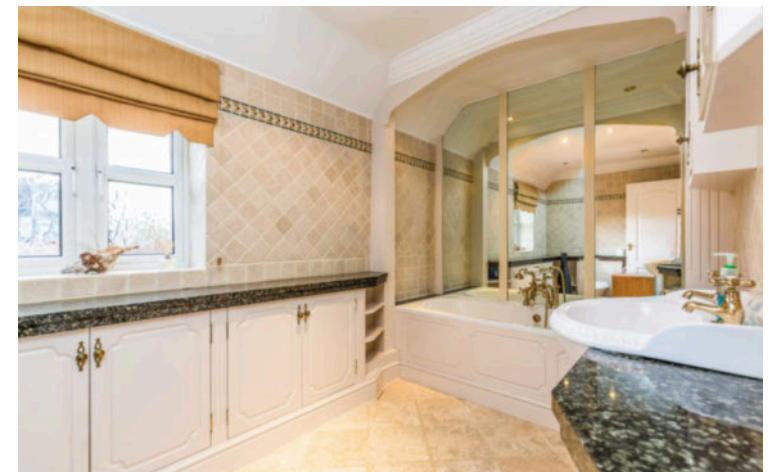
LOCAL AMENITIES

The property is situated within the beautiful South Nottinghamshire countryside, providing an abundance of local walks and trails.

The neighbouring village of Keyworth provides a wealth of good local amenities, including a range of shops, supermarkets, schools, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants.

Private schooling can also be found within easy commute. Plumtree Primary School is only a short distance and Ratcliffe College is easily accessible via the A46.

The property also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible. Rail connections are also good, the local line from the village station connects to the Nottingham Midland station, which has a regular service to London St. Pancras.





SERVICES

Mains water and electricity are understood to be connected. Drainage is to a private system, There is oil-fired central heating. None of the services or appliances have been tested by the agent.

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not. All fixtures specifically mentioned in these particulars are included in the sale and the fixtures normally designated as tenant's equipment are excluded.

LOCAL AUTHORITY

Rushcliffe County Council

TENURE

Freehold for sale by private treaty.

POSSESSION

Vacant possession upon completion.

VIEWING

Strictly by appointment through Digby & Finch.

PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



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Approximate Gross Internal Area = 240.5 sq m / 2589 sq ft

(Including Store / Excluding Void)

Garage = 11.1 sq m / 119 sq ft

Total = 251.6 sq m / 2708 sq ft

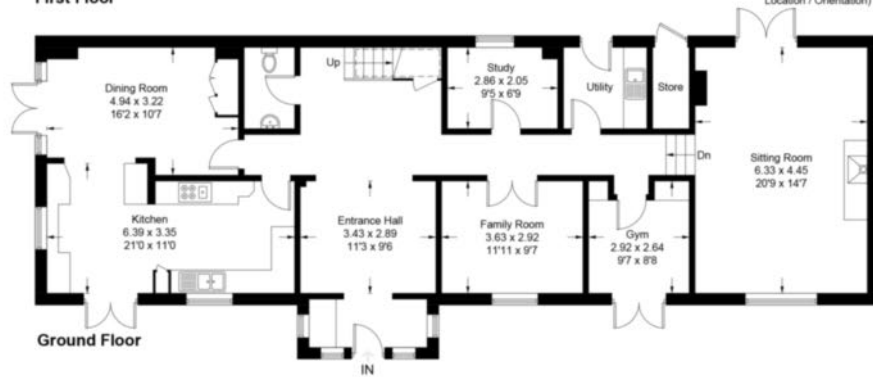
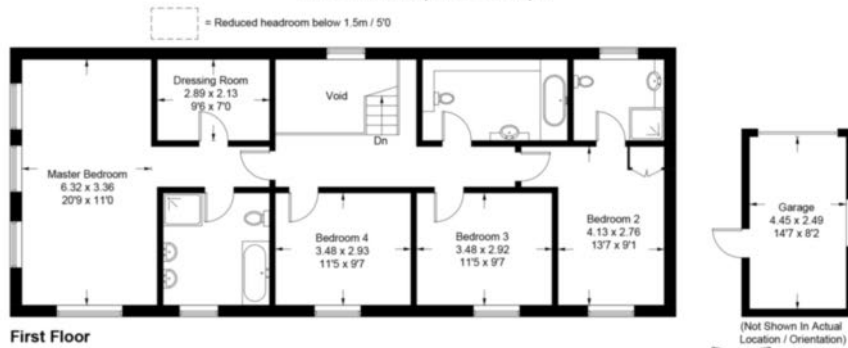



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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