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26 Halloughton Road, Southwell, NG25 0LR

Offers In Region Of £750,000



Property Description

Unique and beautifully designed 5-bedroom detached house in the sought-after town of Southwell. Tucked away in a secluded location off Halloughton Road, this large home is ideally located for the Minster School and Southwell leisure centre as well as benefitting from off road access to open countryside. The ground floor open plan layout is ideal for entertaining and includes; kitchen with gas fuelled AGA, snug and spacious dining area which leads through to a beautifully extended sitting room with multi fuel wood burner and architect designed garden-room area filled with light and boasting oak beams overlooking the south facing garden. The accommodation continues to downstairs shower room, utility area, study and integral garage. On the first floor there is an extensive master suite with large air bath, separate ensuite shower room and west facing balcony with views over adjacent orchard and over to the Dumbles. Accommodation extends to four further double bedrooms and a family bathroom.

PORCH

pitched beamed canopy porch

ENTRANCE HALL

hardwood door with double glazed inset, double glazed window to side, recessed coat and boot store, tiled floor, glazed panelled door to entrance lobby

SHOWER ROOM

6' 2" x 5' 5" (1.88m x 1.65m) fully tiled with shower in cubicle, low flush wc, pedestal wash hand basin, tiled floor, side double glazed window

ENTRANCE LOBBY

tiled floor and opening to dining area, stairs off to first floor



DINING AREA

23' 0" x 9' 0" (7.01m x 2.74m) UPVc double glazed double doors lead to rear gardens, tiled floor,

SITTING ROOM

20' 0" x 17' 5" (6.1m x 5.31m) door from entrance lobby, Morso multi fuel burner with stone hearth and beamed mantle, UPVc window to front & rear, oak floor, double doors return to dining area and open to

ARCHITECT DESIGNED GARDEN ROOM

08' 10" x 6' 10" (2.69m x 2.08m) with feature pitched beamed trussed canopy over and with seating area which is slabbed, hardwood double glazed window to side and double glazed doors to garden, two Velux windows, oak roofing, beamed glazed vaulted ceiling

KITCHEN

12' 4" x 10' 0" (3.76m x 3.05m) a range of base units with composite worksurfaces incorporating serving area/breakfast bar with beam over, grooved drainer to Franke inset sink unit, electric oven with four ring gas hob, inglenook with gas fuelled Aga, integrated dishwasher, corner carousel units with soft closing doors throughout and waste storage, tiled floor

SNUG

24' 0" x 9' 5" (7.32m x 2.87m) UPVc double glazed window to front

UTILITY ROOM

10' 10" x 7' 1" (3.3m x 2.16m) composite worksurface and further wooden worksurface with wall units over and Armitage Shanks sink, plumbing for washing machine, space for fridge/freezer, tiled floor, door to garage



OFFICE

10' 11" x 7' 0" (3.33m x 2.13m) access from the utility room with UPVc double glazed window to rear and double glazed door, Velux window, tiled floor

FIRST FLOOR

Velux window, shelved airing cupboard/linen store, access to loft







MASTER BEDROOM

27' 5" x 15' 6" (8.36m x 4.72m) hardwood double glazed French doors with side hardwood glazed windows to a balcony overlooking the front of the property and Bramley Orchard, two Velux windows, oak flooring, this room also has an open en-suite with a large corner air bath, 'his & hers' wash hand basin with tiled splashbacks, oak flooring, further Velux window, eaves access

ENSUITE

7' 3" x 5' 3" (2.21m x 1.6m) fully tiled with recessed shower in cubicle, low level wc, wash hand basin, heated towel rail, tiled floor



BEDROOM TWO

12' 8" x 11' 1" (3.86m x 3.38m) UPVc window to the rear and Velux window

BEDROOM THREE

12' 0" x 9' 3" (3.66m x 2.82m) two UPVc double glazed windows to side and rear

BEDROOM FOUR

12' 3" x 9' 10" (3.73m x 3m) UPVc double glazed window to front, laminate floor



BEDROOM FIVE

12' 3" x 9' 10" (3.73m x 3m) UPVc double glazed window to side, laminate floor

BATHROOM

8' 10" x 6' 7" (2.69m x 2.01m) fully tiled with panelled bath plus separate shower cubicle with drench head shower, low level wc, wash hand basin, heated towel rail, tiled floor, cupboard housing central heating boiler.

OUTSIDE

a long gravelled drive sweeps to the front of the property having turning circle and ample parking to the garage, lovingly maintained gardens to the front, side and rear having a variety of trees, flowers and shrubs including Clematis, Wisteria, Rhododendron, Camellia, Jasmine, Acer, Roses, Lilac, Choisya, Honeysuckle, Buddleia and two eating apple trees. Three section compost bin, pond, vegetable plot, greenhouse, shed and wood store.

GARAGE

20' 5" x 11' 0" (6.22m x 3.35m) with up and over door, light and power

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY
Council Tax Band F

SERVICES

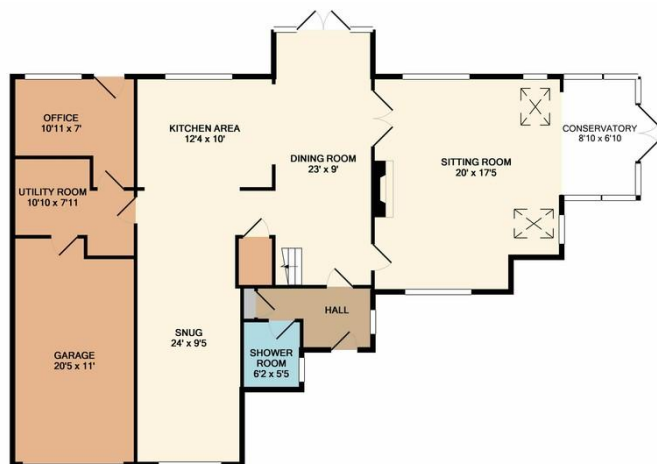
All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

Freehold with vacant possession.

VIEWING

By appointment with the agents office.



GROUND FLOOR
APPROX. FLOOR
AREA 1436 SQ.FT.
(133.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1149 SQ.FT.
(106.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2585 SQ.FT. (240.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Homestyler (2016)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements