



Buttercross Estates

Drove Lane, Coddington



Set within approximately one third of an acre and enjoying wonderful open views across the surrounding countryside, this four-bedroom detached home offers an impressive amount of space both inside and out.

Detached House

Guide Price: £450,000-
£475,000

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Video Tour



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www.buttercrossestates.com



Newark Beacon, Cafferata Way,
Newark On Trent, NG24 2TN

SUMMARY

GUIDE PRICE £450,000-£475,000: Set within approximately one third of an acre and enjoying wonderful open views across the surrounding countryside, this four-bedroom detached home offers an impressive amount of space both inside and out. The vast accommodation includes the garages, two generous reception rooms, kitchen, utility room and excellent parking, this is a home particularly well suited to family life and anyone looking for a more rural outlook without giving up the convenience of being close to Newark.

The property is approached across an extensive block-paved driveway, providing plenty of off-road parking and access to two adjoining garages. The established trees and greenery surrounding the property give it a pleasantly private feel, while the generous plot is one of the home's standout features. To the rear, the garden opens out to a substantial lawn with mature boundaries and areas currently used for growing vegetables. Beyond the garden are far-reaching countryside views, creating a setting that feels wonderfully open and peaceful.

Inside, the accommodation provides plenty of flexibility for a growing family. The main living room is a particularly inviting space, with a fireplace providing a natural focal point. Large windows and glazed doors make the most of the garden outlook, allowing the room to feel connected to the outside throughout the year. There is ample room for both comfortable seating and a dining area, making this an ideal everyday family room as well as a great space for entertaining.

A second reception room sits towards the rear of the property and gives the house a degree of versatility that is increasingly difficult to find. Currently arranged as another sitting room, its characterful features include an exposed timber beam and fireplace with stove. It could work equally well as a snug, family room, home office or more formal lounge, allowing different generations of the family to have their own space.

At the heart of the ground floor is the generous kitchen. Fitted with an extensive range of shaker-style cabinetry, timber-effect work surfaces and a large range-style cooker, there is excellent preparation and storage space together with a peninsula providing an informal place to sit. The adjoining utility room provides valuable additional practicality and incorporates access to a ground-floor WC. For busy family life, the combination of kitchen, utility, multiple reception rooms and garaging works particularly well.

Upstairs, the spacious landing leads to four well-proportioned bedrooms. Bedrooms one and two are both particularly generous doubles, with attractive views adding to their appeal. The remaining bedrooms provide further flexibility for children, guests or home working. A family bathroom with bath and separate shower is joined by an additional shower room, a useful arrangement for a four-bedroom household and one which should help make busy mornings considerably easier.

Outside is where the home really distinguishes itself. Sitting within approximately a third of an acre, there is a sense of space that extends well beyond the house itself. The large garden offers considerable scope for families, keen gardeners and those who simply want room to enjoy being outdoors. There is space for entertaining, children's play equipment, vegetable beds and potentially further landscaping, while the countryside beyond provides a changing backdrop through the seasons. For anyone wanting village life with genuine outdoor space, this is a particularly appealing combination.

THE AREA

Coddington itself is a well-established Nottinghamshire village approximately two to three miles east of Newark-on-Trent, surrounded by countryside yet conveniently placed for the town and wider road network. The village has a strong sense of community and benefits from facilities including a community centre, village hall, church and two pubs. Families also have Coddington Church of England Primary School within the village, which includes both primary and nursery provision.



For socialising locally, the village is also home to The Plough and Inn On The Green, while Coddington Village Hall and the community centre contribute to village life. Newark is only a short journey away and provides a much broader selection of shops, supermarkets, restaurants, leisure facilities and other everyday amenities. The proximity of Newark also makes Coddington a practical choice for commuters while retaining the atmosphere of village living.

Combining generous accommodation, two reception rooms, four good-sized bedrooms, two first-floor bath/shower rooms, extensive parking, two garages and, above all, a superb plot of approximately one third of an acre with countryside views, 1 Drove Lane offers the sort of space and setting that can be difficult to replicate. It is a home where there is room for family life to grow, space to entertain both indoors and out, and the opportunity to enjoy a more peaceful village lifestyle while remaining within easy reach of Newark.

THE HOME

Entrance Hallway

Kitchen (4.91m x 3.02m)

Utility Room & WC (3.15m x 2.63m)

Living Room (5.44m x 3.58m)

Dining Area (3.30m x 2.76m)

Snug (3.85m x 3.52m)

Bedroom One (4.36m x 3.63m)

Bedroom Two (4.17m x 3.52m)

Bedroom Three (3.65m x 2.29m)

Bedroom Four (3.16m x 2.73m)

Bathroom (3.31m x 2.13m)

Shower Room (2.26m x 1.29m)

Single Garage (4.79m x 2.87m)

Tandem Garage (8.30m x 2.88m)

Externally - The property enjoys a beautifully maintained rear garden with variety of areas including patio, mature planting, vegetable beds, and a large lawn. The front offers extensive driveway parking and access to a double garage. Please note the glass greenhouse is not included in the sale.

FULL PROPERTY LISTING

<https://buttercrossestates.com/property/drove-lane-coddington-ng24-2ra/>

VIRTUAL TOUR

<https://my.matterport.com/show/?m=WDzaH2TjnM9>

VIDEO TOUR

https://www.facebook.com/reel/1619259279638650?locale=en_GB



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PeterM



I highly recommend Buttercross Estates. Moving house as we know is a very stressful process. When an estate agent takes the time to contact you with updates and ensures your buyers are well informed then at least one half of the process is stress free. When you add in advice and a shoulder to cry on the service goes above and beyond. I would definitely use them again and I thank them for the care and attention through out. Well done all.

Heather V



As first time buyers, we really appreciated the helpful and efficient service that Buttercross provided throughout our journey; from the ease of booking our first viewing; to the speed in which the keys were brought to us on completion day. We were even given a handy welcome hamper with food, drinks and vouchers, and a card - with a handpainted picture of our new home. We would recommend Buttercross - thank you!



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