



Greaves Lane | Edingley | Newark | NG22 8BJ

£895,000

JF

Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

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Newark | NG22 8BJ
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A beautifully appointed 5 bedroom detached character residence, extending to over 3,700 sq ft and occupying a magnificent mature plot of approximately 0.65 acres in an idyllic rural setting. Sympathetically extended and comprehensively modernised, it combines period charm with luxurious contemporary living. Exposed beams, open fireplaces and elegant reception rooms complement a stunning open-plan living kitchen with log burner, creating a home perfectly suited to family life and entertaining. The versatile layout includes 4 reception rooms and an exceptional principal bedroom suite with dressing room, walk-in wardrobe and luxury bathroom. A generous guest bedroom also benefits from its own en-suite shower room and Juliet balcony overlooking the gardens. Approached via electrically operated gates, the sweeping driveway provides extensive parking and leads to a substantial detached double garage with workshop, gardener's WC and a superb self-contained luxury apartment above, complete with kitchenette and shower room. Ideal for guests, multi-generational living, independent teenagers or a premium home office, it adds exceptional flexibility to an already impressive home. The beautifully established gardens provide a

- Magnificent 5 bedroom detached country home in prime location yet close to Farnsfield village shops and amenities
- Lounge, formal dining room, study and snug/media room
- Master bedroom suite with separate dressing room, walk-in wardrobe and luxury bathroom
- Front and rear hallways, plus extensive ground and first floor storage
- Beautifully appointed interior with extended 'living' kitchen breakfast room.
- Utility room and two downstairs cloakroom/w/c's
- Guest bedroom with Juliet balcony and en suite shower room (plus family bathroom)
- Detached double garage with workshop, w/c and luxury self-contained first floor studio apartment

Porch:
3'6" x 3'2" (1.09 x 0.99)

Rear Hall:
10'11" x 8'9" (3.33 x 2.69)

Lounge:
22'10" x 11'10" (6.97 x 3.62)

Dining Room:
18'4" x 12'11" (5.59 x 3.94)

Kitchen/Breakfast Room:
29'9" x 12'2" (9.07 x 3.72)

Utility:
11'5" x 8'1" (3.50 x 2.47)

Cloakroom/WC:
8'3" x 2'11" (2.54 x 0.91)

Study:
10'7" x 10'0" (3.23 x 3.07)

Snug:
11'3" x 7'2" (3.45 x 2.20)

Store:
8'2" x 6'9" (2.49 x 2.06)

Front Hall:
10'9" x 8'5" (3.30 x 2.59)

Cloakroom/WC:
4'1" x 4'0" (1.27 x 1.22)

First Floor Landing:
19'7" x 6'10" (5.98 x 2.10)

Bathroom:
8'10" x 6'9" (2.70 x 2.08)

Eaves Storage:
16'11" x 3'7" (5.18 x 1.10)

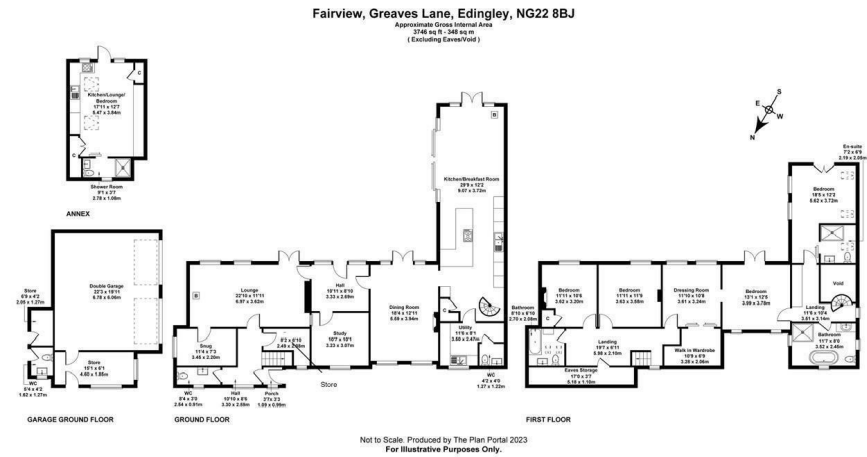
Bedroom 1:
13'1" x 12'4" (3.99 x 3.78)

Dressing Room:
11'10" x 10'7" (3.61 x 3.24)

Walk-in Wardrobe:
10'9" x 6'10" (3.28 x 2.09)

Bathroom:
11'6" x 8'0" (3.52 x 2.45)

Secondary Landing:
11'6" x 10'3" (3.51 x 3.14)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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