



‘Fairview’ Greaves Lane Edingley NG22 8BJ





Council Tax Band F
Newark & Sherwood
Approximately 0.65 Acres

Air Source Heat Pump And Solar Panels with feed-in tariff (FIT)

Septic tank
Low Flood Risk Area
Catchment For Minster School Southwell
Newark Northgate Train Station To London
Kings Cross approx. 12 miles

Guide Price £950,000 - £975,000 Freehold

Viewing Strictly By Appointment
Contact us on
01623 392676
Email mail@jfea.co.uk

Jonathan Fitzpatrick Village & Country Homes
64 Main Street Farnsfield NG22 8EF

Situated in one of the most desirable locations in the local area, this beautifully updated and recently extended 5 bedroom detached family home occupies a wonderful plot with private woodland and far reaching countryside views. The interior is both spacious and tasteful with a clever fusion of classic period features and contemporary additions. Features of note include a magnificent 'living kitchen' with spiral staircase to the first floor, beamed lounge with fireplace, study, snug/media room, formal dining room and simply stunning master bedroom suite. The gated entrance sweeps to the rear of the property offering extensive driveway parking and double garage with work shop, gardeners w/c and self-contained first floor studio apartment with shower room and kitchenette. The location is exceptionally beautiful and private yet less than a mile to Farnsfield village shops, pubs and numerous eateries. Without doubt one of the best properties we have listed in recent years and now offered for sale with early vacant possession if required.

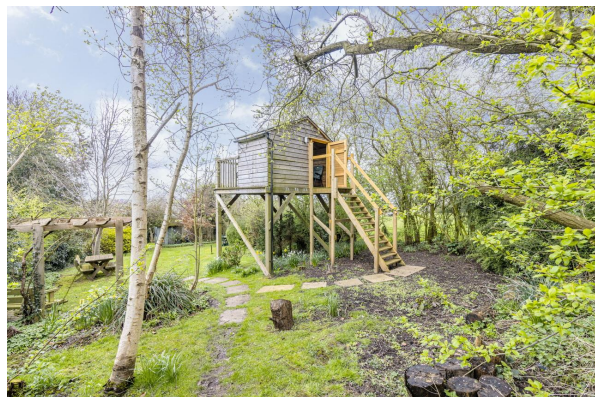




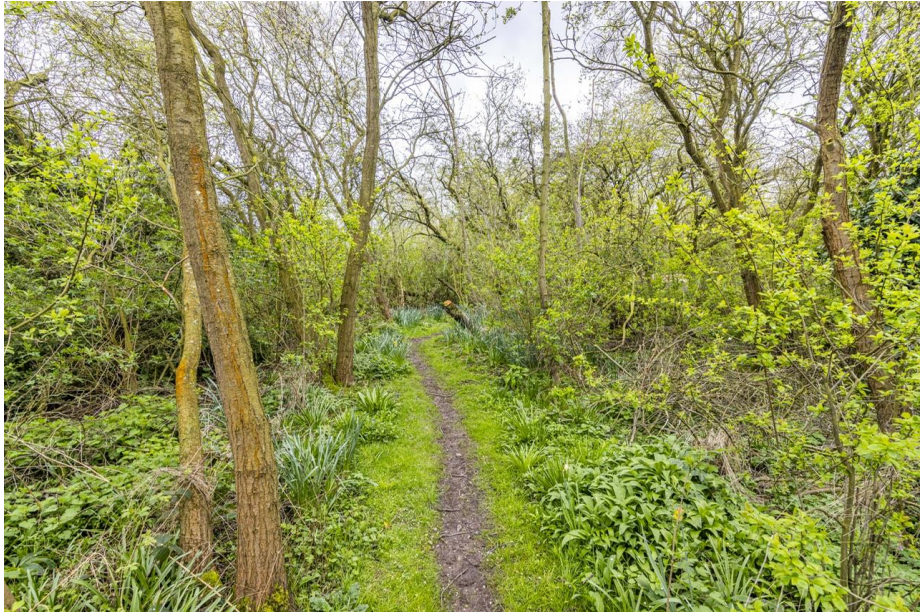




The apartment accommodation above the garage includes a studio style bedroom/living room, fully fitted kitchenette plus en suite shower/wet room. It has its own independent electric heating system (with solar power) and private entrance via a side stairway to the right of the garage. The treehouse has power supply and fabulous views from the balcony

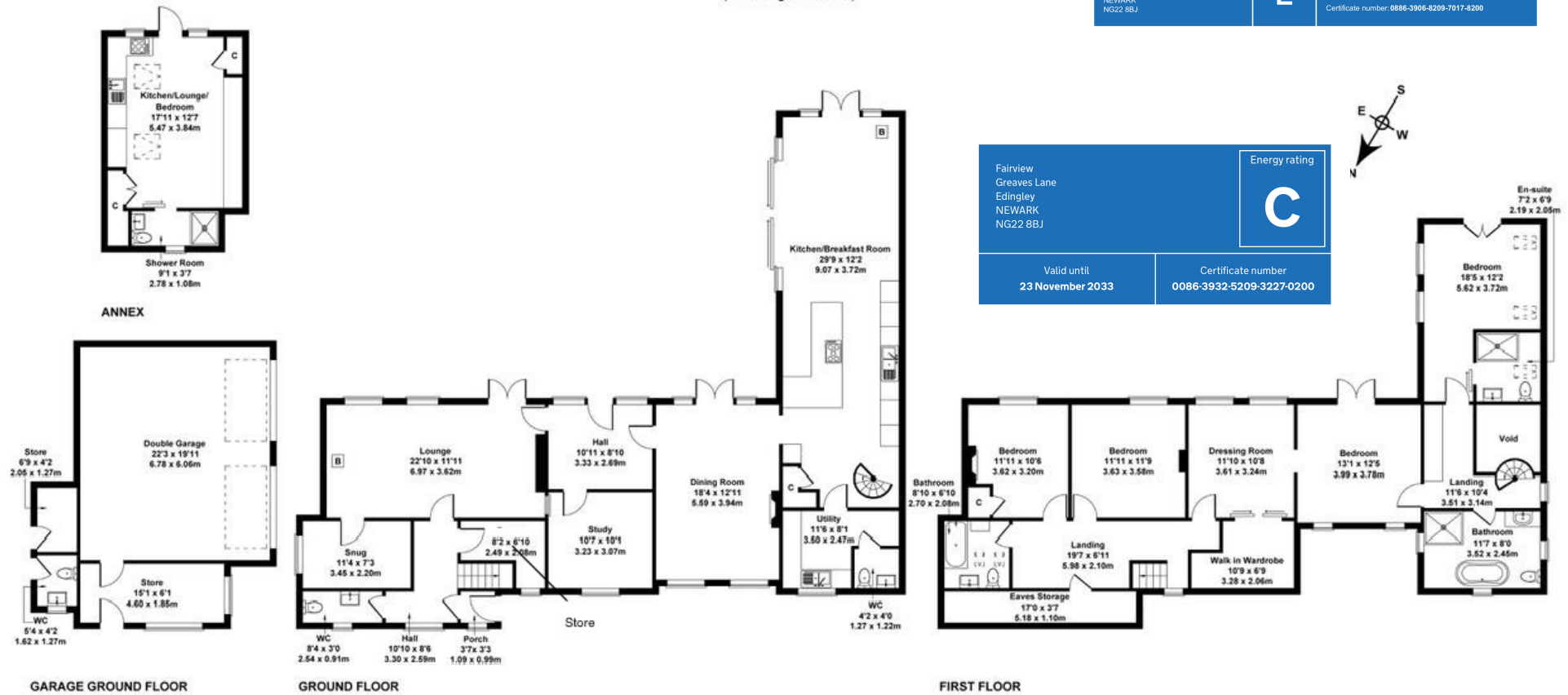






Fairview, Greaves Lane, Edingley, NG22 8BJ
 Approximate Gross Internal Area
 3746 sq ft - 348 sq m
 (Excluding Eaves/Void)

Energy performance certificate (EPC)		
Annex, Fairview Greaves Lane Edingley NEWARK NG22 8BJ	Energy rating E	Valid until: 12 November 2033 Certificate number: 0886-3906-6209-7017-8200



Not to Scale. Produced by The Plan Portal 2023
 For Illustrative Purposes Only.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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