



**Wells Cottage, 4 Chapel Lane, Oxton, Southwell,  
Nottinghamshire NG25 0ST**

**£290,000**

Tel: 0115 9680268



- Charming Cottage
- Viewing Highly Recommended
- Delightful Rural Feel
- Sought After Location
- 17ft Lounge With Log Burner
- Excellent Scope & Potential
- Large Open Plan Farmhouse Kitchen
- Three Bedrooms

An incredibly spacious and deceptive characterful cottage in a charming and highly desirable setting. Nestled away in an extremely private position in the highly regarded and much sought after village of Oxton. This unique opportunity offers a truly surprising amount of space both internally & externally which is not something you often find in a property of this nature and has an open in keeping farmhouse dining kitchen, 17ft living room with rustic oak beams to the ceiling and an inset log burner. With the external grounds being certain to equally impress as it benefits from a large beautifully established rear garden.

The spacious internal accommodation spans across three floors having an initial entrance into the farmhouse dining kitchen, spacious lounge to the rear, ground floor shower room with modern three-piece suite & a large cellar accessed off the kitchen, there is also a handy & a well placed large cellar located off the kitchen. To the first floor there are two bedrooms including one having access to a concealed staircase that rises to a further double bedroom on the second floor with internal washroom with WC.

Externally, as previously briefly touching on above it comes located in a charming and picturesque setting located down a quaint gravelled lane which has plenty of parking spaces available just a short walk away. There is a village pub just a stones throw away alongside plenty of impressive views from all angles over open gardens. To the rear of the property there is a magnificently sized rear garden which is beautifully mature & established with an array of well stocked borders full of shrubs & pleasant planting. Garden sheds, multiple lawned areas and even greenhouses present which will be included within the sale.

All in all, opportunities like this in settings such as this are a rare commodity and we do expect high levels of interest so call us today to arrange your early viewing and we are certain you will not be disappointed.

#### **OPEN PLAN DINING KITCHEN**

w: 5.23m x l: 3.76m (w: 17' 2" x l: 12' 4")

A welcoming and inviting space fitted with a perfectly in keeping with the external ilk of the home itself fitted with a excellent range of solid wood farmhouse wall cupboards, base units and drawers with working surfaces over. Inset Belfast sink with mixer tap. Integrated oven, four ring electric hob. Space for a fridge/freezer, plumbing for a washing machine, ceiling light point, radiator, double glazed windows to the front and side elevation and a door opening into the

#### **LOUNGE**

w: 5.05m x l: 3.76m (w: 16' 7" x l: 12' 4")

An excellent and extremely generous yet still cosy living room with feature log burner with rustic in keeping ceiling beams and an arched chunky rustic wood fireplace mantle. There is also a radiator, ceiling lighting, double glazed window to the side elevation and double glazed French doors opening into the garden.

#### **DOWNSTAIRS SHOWER ROOM**

w: 2.59m x l: 1.32m (w: 8' 6" x l: 4' 4")

A modern ground floor shower room with a modern three piece suite comprising a shower enclosure with wall mounted internally plumbed shower, low flush WC and a vanity unit with inset wash hand basin with chrome mixer tap and internal fitted storage. There is also a radiator, ceiling spotlights and an obscure double glazed window to the front elevation.

#### **CELLAR**

A large and handy addition to any home, offering a well placed space for plenty of internal storage accessed off the kitchen.

#### **FIRST FLOOR LANDING**

With a ceiling light point.

#### **BEDROOM TWO**

w: 3.45m x l: 3.35m (w: 11' 4" x l: 11' )

A second spacious double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

**BEDROOM THREE**

w: 2.87m x l: 2.29m (w: 9' 5" x l: 7' 6")

A walk through bedroom or excellent place for a work from home office/study area with a radiator, ceiling light point and a double glazed window to the front elevation.

**SECOND FLOOR LANDING**

With ceiling light point and access into:

**BEDROOM ONE**

w: 3.45m x l: 3.4m (w: 11' 4" x l: 11' 2")

A light and airy bedroom with full width windows with a pleasant outlook over the rear garden. There are fitted wardrobes, ceiling light point, radiator and double glazed windows to the rear elevation.

**SEPARATE WC**

w: 1.4m x l: 0.76m (w: 4' 7" x l: 2' 6")

With a low flush WC and a wash hand basin. There is also a ceiling light point.

**OUTSIDE**

Externally, as previously briefly touching on above it comes located in a charming and picturesque setting located down a quaint gravelled lane which has plenty of parking spaces available just a short walk away. There is a village pub just a stones throw away alongside plenty of impressive views from all angles over open gardens. To the rear of the property there is a magnificently sized rear garden which is beautifully mature & established with an array of well stocked borders full of shrubs & pleasant planting. Garden sheds, multiple lawned areas and even greenhouses present which will be included within the sale.

**VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

**TENURE**

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

**MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

**FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.






















Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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