



# Glorious Georgian home in a private setting

**Springfield House, Farndon Road, Newark, Nottinghamshire**

Freehold



## Location

Springfield House enjoys an enviable private location set on the outskirts and yet within easy reach of the centre of the historic town of Newark. The town centre offers a wealth of independent and national retailers with an excellent range of restaurants and other leisure facilities. There is direct access from the property into the adjoining Queen of Sconce Country Park which formed part of the Civil War fortifications set around the town.

Newark borders the River Trent and is extremely well positioned with superb road and rail links to both regional and national centres. Newark Northgate mainline station has excellent trains through to London and the South East in approximately 1 hour 20 minutes. The A1 and A46 major roads lie within easy access of the property.

## Description

Springfield House is a rare example of a carefully maintained, improved and extended Georgian home, dating we understand in part from the early 18th Century and still enjoying a wonderful private position on the outskirts of the historic town of Newark-upon-Trent.

The house offers very generous accommodation arranged over two principal floors with additional bedroom accommodation set to the second floor. There is a well-conceived and delivered side wing which incorporates further reception space and also a generous study with independent external access with studio room over, which could be adapted for separate annexe accommodation if required.

Set well back off Farndon Road, the property is approached along a private driveway through a remote control gated entrance to a generous forecourt area with separate garaging and adjoining workshop.

The main entrance to the property has a period panelled entrance door with tracery light and canopy over to a wonderful reception hall with wood block flooring, cloakroom with W.C. There is a stunning period staircase rising to the galleried first floor landing with an attractive cast iron balustrade. There are three principal reception rooms including a wonderful sitting room, probably one of the oldest parts of the property, with shuttered sash window and a fine marble chimney place set to an open grate. There are early curved faced built-in cupboards and attractive cornice.

The principal drawing room is set overlooking the gardens with twin bay windows and French door looking out on to an access to the terrace and gardens beyond. Fine marble chimneypiece with a fitted gas





coal fire. There is also a generous dining room with stone chimneypiece, wood block flooring and additional ground floor reception/study which has independent access from the front courtyard area and includes fitted cupboards and a built-in kitchenette. There is a studio/office space over and this could be further adapted to provide separate annexe accommodation if required.

The living/dining/kitchen which has been carefully extended, is set to the side of the property with separate external access, a tiled floor, a Rayburn Nouvelle range cooker, an extensive range of built-in cupboards with granite working surface and including a six-ring stainless steel range cooker with double under ovens, separate living/sitting area overlooking the gardens with a Morso raised wood burning stove. Deep side bay with fitted window seats.

Separate utility off with fitted cupboards, sink unit, gas fired boiler providing central heating and domestic hot water.

First floor approached by the fine staircase to a well lit landing with shuttered sash window. Master bedroom with a deep side bay and fitted window suite, partly tiled en suite with freestanding bath, low suite W.C and circular stone sink on a wide vanity unit. Separate walk-in wardrobe.

There are two further good bedrooms set within the original house plus a useful box room/nursery room and a very spacious well fitted family bathroom with a freestanding bath, hand basin and low suite

W.C and a generous walk-in corner shower enclosure.

To the second floor there are three further bedrooms plus a well fitted shower room and W.C and a further cloaks with W.C and hand basin. Useful attic storage space.

### **Outside**

The property enjoys an enviable position in private grounds and gardens of approximately three quarters of an acre or thereabouts. There is direct access into the Queen of Sconce Historic Country Park and also to the recently created sports complex created nearby.

The gardens are laid with generous lawns and wide terraced seating and entertaining areas around the property. The main driveway entrance leads to an extensive courtyard area set around the property on two sides plus a generous garage and adjoining workshop. The gardens are well maintained with mature well stocked borders and an octagonal open sided summerhouse/seating area set within the main lawned area.

### **Tenure**

Freehold

### **Services**

Mains gas, electricity, water, private drainage system are understood to be connected to the property.

### **Viewing**

Strictly by appointment with Savills.

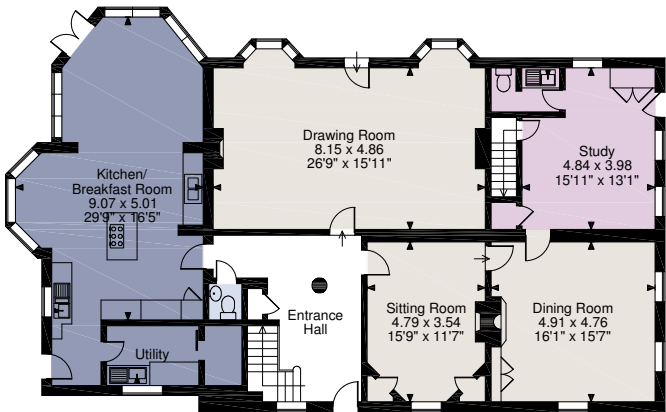
**Springfield House, Farndon Road, Newark, Nottinghamshire**  
**Main House gross internal area = 3,986 sq ft / 370 sq m**  
**Garage & Workshop gross internal area = 709 sq ft / 66 sq m**



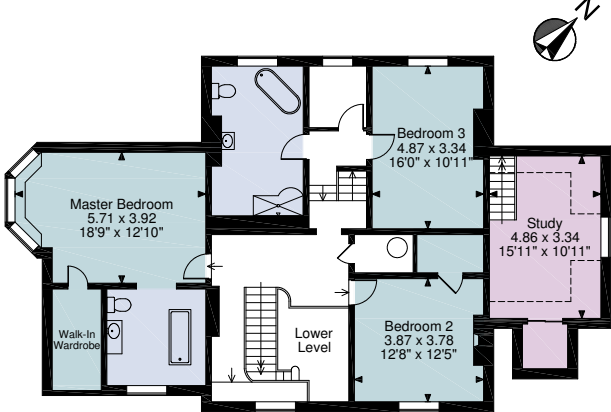
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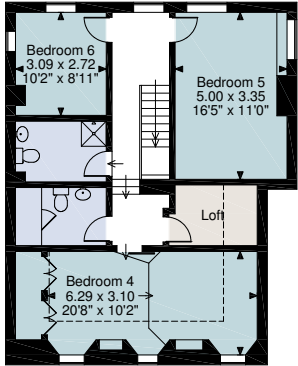
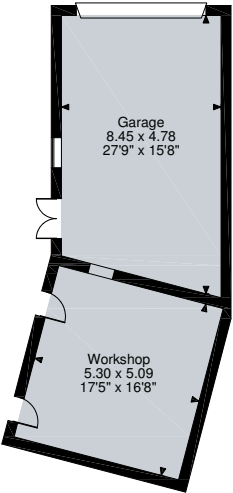
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Ground Floor

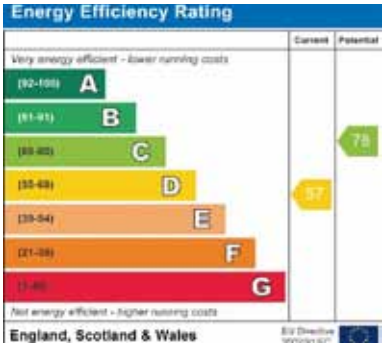


First Floor



Second Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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