



# Substantial family home

The Elms, Manor View, Caunton, Nottingham NG23 6AW

Freehold









Substantial family house carefully remodelled and improved • Six bedrooms, five bathrooms  
Generous refurbished ground floor living accommodation  
Superb open rear outlook • EPC rating D

### Location

Cauntton is an unspoilt rural village with an established community with primary schooling and Cauntton Beck, a renowned regional Inn.

Lying within the catchment area of the Minster School in Southwell the village is within easy reach of a range of regional centres including the A1 at Newark and Newark Northgate station with excellent transport and rail connections to London and the South East. The Minster town of Southwell is also within easy reach as is Newark town centre.

### Description

The Elms has been carefully remodelled and improved by the current owners with considerable skill to take full advantage of the wonderful outlook from the landscaped mature rear gardens onto the open countryside beyond.

The property offers very deceptive accommodation arranged over two principal floors with further bedroom accommodation on the second floor. The gardens, setting and outlook are a particular feature of the property which sits within a small private gated development of only four similar quality properties.

There is an open entrance porch set to the front of the property which leads through to the spacious tiled reception hall with cloaks and W.C and opening into the principal ground floor accommodation which incorporates a snug/TV room set to the front of the house with deep windows overlooking the front garden. The dining room is also set to the front of the property with twin return doors through to the sitting room with tiled floor. There are double doors from the reception hall to the main sitting room with a lovely outlook through deep sill unit windows to the gardens and the countryside beyond. There is an attractive wide Inglenook fireplace with a raised cast iron woodburning stove.

Spacious open plan 'L' shaped kitchen/breakfast room with twin inset stainless steel sink units into granite working surface and a range of built-in appliances including a Neff 5 ring induction hob with fan over and a Neff split level double oven. Bosch integrated dishwasher and Bosch integrated larder refrigeration and twin inset freezers within the central island unit.





There is a separate breakfast room off which leads through to the rear porch/utility which is well fitted with an inset sink unit and fitted cupboards, tiled flooring and internal door to the good sized double garaging.

From the breakfast kitchen an opening leads through to a very useful garden room looking out onto and with direct access to the paved terrace areas and gardens beyond.

A remodelled staircase rises to the spacious first floor landing with deep built-in cupboard, master bedroom, a carefully remodelled room with wonderful views and a spacious full en suite bathroom and a separate large walk-in dressing room.

There are three further bedrooms, two with en suite bathrooms and a main spacious family shower room and W.C.

To the second floor is a further generous landing area and two additional bedrooms plus a fifth bathroom with W.C. A separate built-in sauna.

#### **Outside**

The property has a side driveway with access to the double garaging and additional gated side driveway leading to a useful timber garage with adjoining open store. There is further access to the other side of the house with vehicle standing.

The main gardens lie to the rear of the house and have generous paved sitting and entertaining areas with large lawns and mature borders all backing onto and with a lovely outlook across the open fields to the woodland beyond.

#### **General information**

##### **Tenure**

Freehold

##### **Services**

Mains electricity, oil fired central heating, drainage and water are understood to be connected to the property.

##### **Viewing**

Strictly by appointment with Savills.



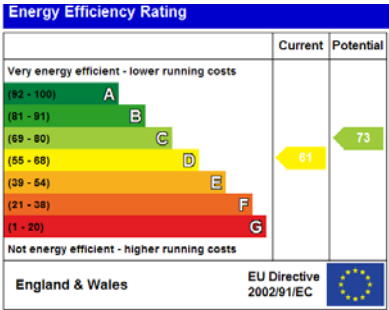




**The Elms, Manor View, Caunton**  
**Main House gross internal area =** 3,075 sq ft / 286 sq m  
**Garage internal area =** 373 sq ft / 35 sq m  
**Outbuildings gross internal area =** 107 sq ft / 10 sq m



**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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