



An impressive detached family residence

Knightsbridge, Blacksmiths Lane, Kelham, Newark, Nottinghamshire

Freehold

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Sought after village location • A modern detached family home
• Versatile living accommodation • 3 reception rooms • Open plan dining / living kitchen • 6 bedrooms and 5 bathrooms • Landscaped gardens • Double Garage

Local Information

The village of Kelham on the A617 is conveniently located for Southwell (approximately 5.6 miles), an historic Minster town with many local amenities including shops, the highly regarded Minster School and others, restaurants, inns, leisure facilities and the all weather Racecourse.

Further and more comprehensive amenities can be found in the market town of Newark on Trent which has a direct line rail connection from Northgate Station to London Kings Cross which takes from around 80 minutes. The A1 trunk road is readily accessible providing excellent commuter access to the north and south of the country.

About this property

Knightsbridge is a substantial six bedroom individual residence, situated within this popular and quiet village location. The property has been substantially refurbished and improved by the present owners.

Ground floor - Composite front door fitted with a Utlion smart lock opening into the welcoming and generous reception hall. A feature central staircase rising to the first floor, sited beneath which is a useful storage cupboard.

Cloakroom, low level WC, a vanity unit with wash hand basin inset and storage beneath.

Study, window to the front elevation and is complemented with wooden flooring.

Sitting room, a well-proportioned reception room with a window to the front elevation overlooking the driveway, French doors leading out to the patio and rear garden. The focal point of the lounge is the contemporary feature fireplace with living flame gas fire inset.

Dining room / family room, a generous and versatile room with a window to the rear elevation, French doors leading out to the patio and rear garden.

Open plan living / dining kitchen, a magnificent room which is the heart of this delightful family home, dual aspect windows to either side. The kitchen area itself is fitted with a comprehensive range of contemporary base and wall units, with complementing quartz work surfaces and kick board lighting. A Franke sink with a Quooker tap, and integrated appliances include twin pyrolytic ovens, a Neff induction hob with adjacent wok hob, integrated dishwasher and contemporary extractor canopy. There is a feature central island which also incorporates a breakfast bar and





a wine cooler. This superb room is of sufficient size to comfortably accommodate either further occasional furniture, or additional dining furniture and is further enhanced with ceramic tiled flooring with under floor heating.

Utility room, base units to match those of the kitchen, with quartz work surfaces and a one and a half bowl stainless steel sink. The utility room has space and plumbing for both a washing machine and a tumble dryer, and is complemented with the same ceramic tiled floor that flows through from the kitchen. Access to the double garage and also to the utility cupboard.

First floor - Galleried landing, access to four bedrooms and the bathroom. The focal point of the landing is the splendid chandelier which is available for purchase by separate negotiation. From the first floor landing the staircase continues up to the second floor landing.

Principal bedroom, a generous double bedroom having dual aspect windows to the rear and side elevations.

En suite bathroom, an opaque window to the rear elevation, a contemporary white suite comprising a free standing roll top bath, bidet and WC. In addition there is a double width walk in shower cubicle with mains rainwater head shower, a vanity unit with wash hand basin inset and storage beneath. The bathroom is complemented with ceramic floor tiling with under floor heating, and part ceramic tiled walls.

Bedroom two, a further generous double bedroom with a window to the side elevation and two feature circular windows to the front.

En suite shower room, walk in shower cubicle with mains shower, pedestal wash hand basin and WC.

Bedroom three, a further superb sized double bedroom having a window to the front elevation overlooking the driveway.

Bedroom four, a further double bedroom, with a window to the rear elevation overlooking the garden and open countryside beyond.

Family bathroom, opaque window to the rear elevation and is fitted with a walk in shower cubicle with multi jet shower, vanity unit with wash hand basin inset and storage beneath, low level WC, a contemporary bath with shower attachment. The bathroom is complemented with contemporary wall and floor tiling with under floor heating.

Second floor

Bedroom five, a feature dormer window to the rear elevation, and also a skylight window to the rear. Access to the en-suite shower room.

Bedroom six, window to the rear elevation and a Velux skylight window to the side. This room benefits from having a large fitted wardrobe with sliding mirror doors.





Outside - The property stands on a private plot and is accessed via a wrought iron remote security gate which open on to the tarmacadam driveway which provides ample off road parking. Access to the double garage and access to the rear. The rear garden is fully enclosed and laid primarily to lawn. There is a sizeable Indian sandstone patio which provides an ideal outdoor seating and entertaining area. In addition there is a large recently constructed timber shed/workshop, decked area with hot tub and sauna (available by separate negotiation).

Double Garage, twin electrically operated doors to the front elevation, gas boiler, power & light & window to the side.

Tenure
Freehold

Energy Performance
EPC Rating = C

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office.
Telephone: +44 (0) 115 934 8020.





Blacksmiths Lane, Kelham, Newark, Nottinghamshire, NG23

Gross Internal Area 3431 sq ft, 318.8 m²

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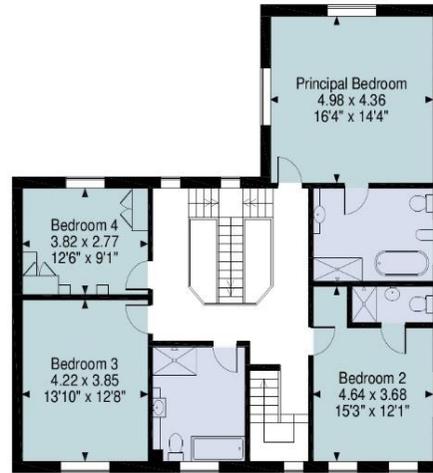


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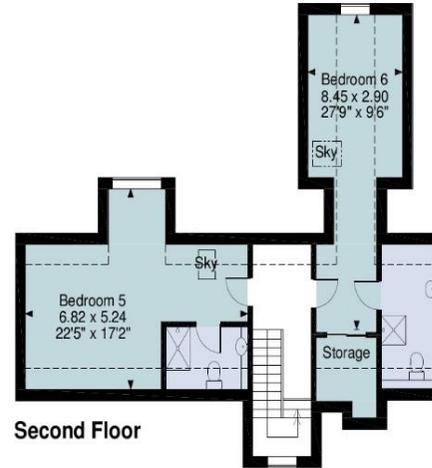
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Ground Floor



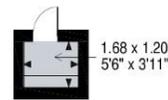
First Floor



Second Floor



Outbuilding



Sauna Room

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	81
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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