whitegates









# Church Lane, Averham, NG23

3 | 3 | 2 | EPC D

**Asking Price: £750,000**

Freehold



## Church Lane,
## Averham, NG23 5RB

3 bedrooms
3 bathrooms
2 reception rooms

**Asking Price: £750,000**

**Council Tax Band: E**

* NOT TO BE MISSED! *

Introducing a charming rural retreat, Beech Cottage is nestled in the heart of a picturesque village of Averham, Newark. This delightful, detached house offers a serene and idyllic living experience situated a stone's throw from Southwell.  After extensive refurbishment throughout this property is perfect for families seeking a peaceful countryside lifestyle.

Situated down a private country road you are greeted by electric security gates with driveway for multiple vehicles as well as single garage. The carefully landscaped rear garden offers a tranquil outdoor space, with huge lawned area, vegetable patch, water feature and summer house all to be enjoyed in private, fully enclosed without being overlooked. Perfect for relaxation and entertaining guests.

The separate dwelling currently used as a games room boasts huge potential for many uses, fitted with power and lighting and leading directly on to garden with decked area, a fantastic addition to the home and a space any family would be proud of.





Stepping inside, you will be enchanted by the charm throughout the cottage. The well-designed layout maximizes space and functionality, ensuring a comfortable living environment and benefitting from underfloor heating throughout the majority of the ground floor.

The property in brief offers open plan living with separate living space for cosier nights. Another attribute with the wow-factor is the conservation approved orangery, an impressive addition meticulously chosen in theme with original build.



Located in a sought-after village, residents can enjoy the benefits of a tight-knit community while still being within easy reach of local amenities and transport links.

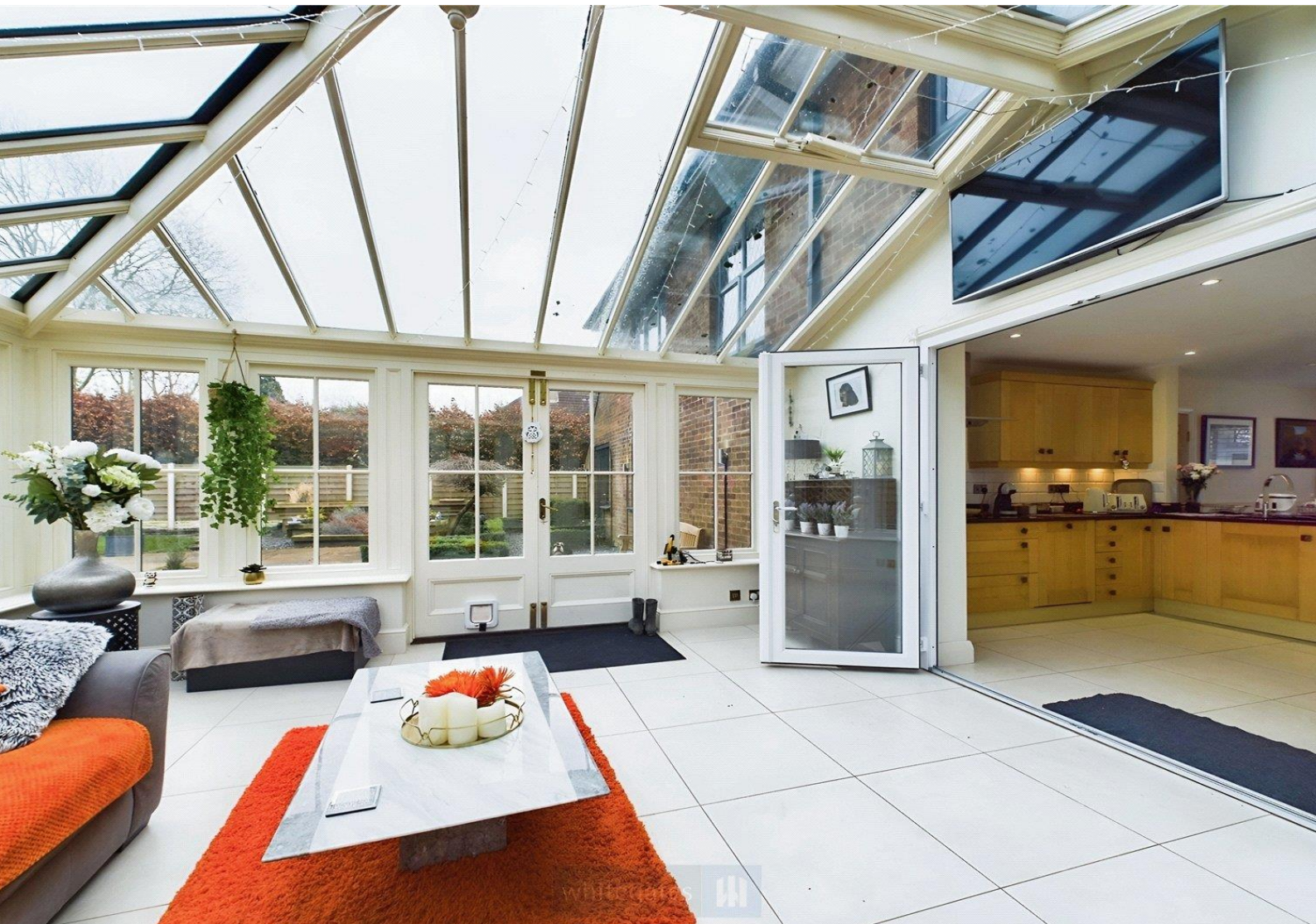
This property must be seen in person to be fully appreciated. An excellent and unique opportunity for someone to call this their home.





















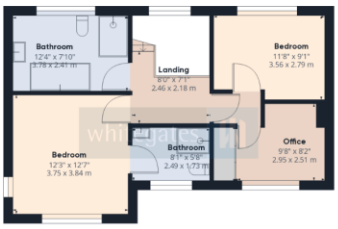




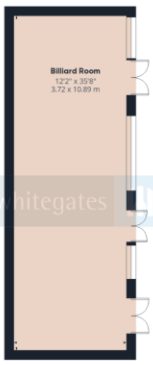





**Ground Floor** Building 1




**Floor 1** Building 1




**Ground Floor** Building 2

**Approximate total area**[1]

2171.73 ft²

201.76 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360


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