



27 London Road  
Balderton, Newark, NG24 3AL  
**Guide Price £625,000**

 5  3  4  E

## 27 London Road

Balderton, Newark, NG24 3AL

\*\*\*WARMTH, CHARACTER & CHARM\*\*\* Guide Price £625,000 - £650,000. A unique opportunity to own this delightful five bedroom character cottage, nestled within a highly sought after location off the Woodwards. The original building dates back to the 1890s and sits on a generous plot of approx. 0.3 acres with over 3780 sq ft of living accommodation. The property was the original coach house, stables and cottage garden for Highfields House. The original stables have been carefully converted into a large family room, store and two bedrooms whilst maintaining the character features with high ceilings and exposed beams. The property is situated on a secluded plot and is accessed from the Woodwards through electric cast iron gates which lead down a private road. The ground floor accommodation comprises a reception hall with a fireplace, a kitchen diner, a pantry, WC, a spacious sitting room that leads onto the conservatory where you can enjoy the beautiful established peaceful gardens, a dining room, a wet room, 24ft family room and a spacious store room which would make an ideal office, gym or playroom. The accommodation to the first floor can be accessed via two different staircases and give access to five good sized bedrooms with en suites to bedrooms one and three and a family bathroom. Bedroom two is located in the stable conversion and extends over 22 ft with exposed beams and feature windows. Outside the south facing mature gardens offer tranquillity and privacy. The walled established gardens are mainly laid to lawn with mature trees, fruit trees, shrubs, bushes a summer house, a paved seating area, gravelled area and a gate that gives access to maintain the rear of the property. To the front there is a courtyard and parking for several vehicles and access to the double garage.

**Reception Hall**  
16'9" x 9'9" (5.11 x 2.97)

**Sitting Room**  
24'10" x 15'7" (7.57 x 4.75)





**Conservatory**  
14'11" x 11'2" (4.55 x 3.40)

**Kitchen Diner**  
16'9" x 16'1" (5.11 x 4.90)

**Dining Room**  
14'8" x 12'7" (4.47 x 3.84)

**Downstairs Shower Room**  
9'1" x 7'8" (2.77 x 2.34)



**Family Room**  
24'8" x 16'1" (7.52 x 4.90)

**Bedroom Three**  
17'6" x 16'1" (5.33 x 4.90)

**Ensuite**  
6'8" x 6'7" (2.03 x 2.01)

**Bedroom Two**  
22'6" x 16'1" (6.86 x 4.90)

**Bathroom**  
10'4" x 7'8" (3.15 x 2.34)

**Bedroom Four**  
14'8" x 12'7" (4.47 x 3.84)

**Bedroom Five**  
12'7" x 9'9" (3.84 x 2.97)

**Bedroom One**  
16'9" x 16'2" (5.11 x 4.93)

**Double Garage**  
24'5" x 18'1" (7.44 x 5.51)



## Floor Plan



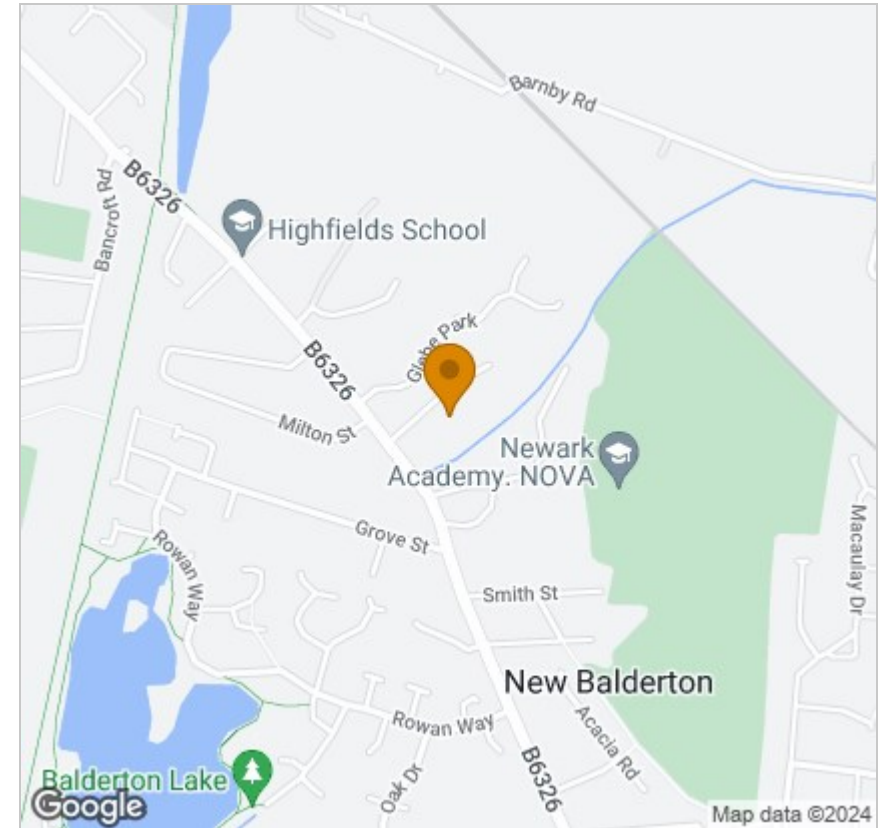
## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

36 Middle Gate, Newark, NG24 1AL  
Tel: 01636 555043 Email: [enquiries@edlinandjarvis.co.uk](mailto:enquiries@edlinandjarvis.co.uk) <https://www.edlinandjarvis.co.uk/>

## Area Map



## Energy Efficiency Graph

