



### 3 bed cottage to buy in NG5

Oxton Road, Arnold, Nottingham,  
Nottinghamshire, NG5 8PS

**£310,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding.
- ✓ Charming period cottage dating back to circa 1790
- ✓ Approx. 0.75-acre south-facing plot
- ✓ Three-bedroom character home
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: F
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Intermittent

## Description

For sale by Secure Sale Online Bidding. Terms and Conditions apply.

There are some homes that offer space. There are some that offer character. And then there are homes like this, properties that make you slow down, take a breath, and imagine a completely different way of living. Believed to date back to around 1790, this enchanting three-bedroom period cottage sits within approximately three-quarters of an acre of stunning south-facing gardens, offering a rare combination of history, privacy and countryside charm, all within easy reach of local amenities.

Approached via a long driveway behind electric gates, the property immediately feels like a hidden retreat. Yet despite its peaceful setting, it remains conveniently located, with Arnold, Daybrook, Nottingham and Southwell all within easy reach. The cottage itself is full of warmth and character. At its heart is a beautiful farmhouse-style kitchen diner, a welcoming space perfectly suited for entertaining and everyday life. There is also a large conservatory, providing wonderful views over the gardens and creating an additional living space that can be enjoyed throughout the seasons.

Character features can be found throughout the home, including an log burner, adding warmth and atmosphere that perfectly complement the property's period origins.

The accommodation is both practical and charming, with a utility room, three bedrooms and a beautifully appointed bathroom featuring a walk-in shower and bath, creating a space that feels both timeless and luxurious.

Outside is where this property truly becomes something special.

The south-facing gardens have been lovingly established over many years and offer a wonderful variety of spaces to explore and enjoy. Mature planting, colourful borders, winding pathways and hidden corners create a garden that feels almost magical. There is a charming courtyard area adorned with grapevines and climbing roses, a dedicated barbecue area, a substantial 20-foot greenhouse, and even a delightful garden maze, adding to the sense that this is somewhere truly unique.

The property is in a superb position opposite Ramsdale Golf Course, making it particularly appealing for golfers, countryside lovers, or those seeking a quieter pace of life without feeling isolated. Further enhancing the property's appeal, planning permission was previously granted for the construction of a double garage and workshop. Whilst this permission has now expired, it demonstrates the potential that has previously been recognised for the site and may be of interest to future owners looking to explore similar opportunities, subject to obtaining any necessary consents.

Having been lovingly owned by the same family for over 30 years, this wonderful cottage is now ready for its next chapter. The care and attention that has gone into both the home and its gardens is evident throughout, creating a property that feels warm, welcoming and truly special.

A rare opportunity to acquire a beautiful cottage in an idyllic setting, offering charm, privacy and lifestyle in equal measure.

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £310,000

Property Type: Cottage

Parking: Off Street

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Septic Tank

Air conditioning: No

Mobile signal coverage: Intermittent



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			68
(39-54) <b>E</b>			
(21-38) <b>F</b>		32	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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