



## The White Bungalow Water Lane, Oxton

In Excess of £700,000



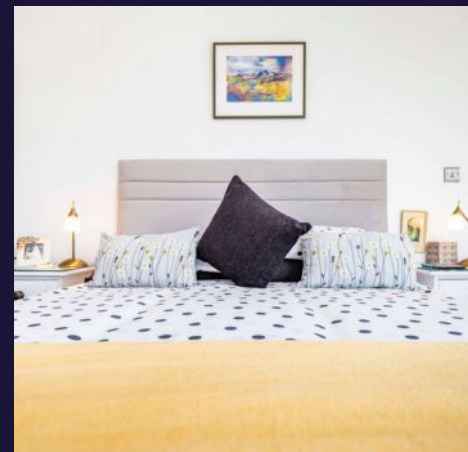


## Introduction

This beautifully presented 3-bedroom detached bungalow, known as The White Bungalow, is located in the heart of Oxton Village. As you step inside, you're welcomed by the warmth and charm of this extended and redeveloped home. The property boasts three generous double bedrooms, one with a new en-suite shower room. Two spacious reception rooms offer flexible living space, with the dining room flowing seamlessly into a bright sun room designed for year-round use. Outside, the private, well-maintained gardens provide a peaceful retreat, perfectly screened from neighbouring properties.

## The Story

This home presents a unique opportunity to embrace a lifestyle that seamlessly blends modern living with the serenity of nature. The property has not been on the market for 22 years and must be viewed to appreciate the rare beauty it offers. The White Bungalow is a real credit to the current owners, having been meticulously maintained and improved over the years, and now presenting as a dream home for its next owners. The White Bungalow is accessed via a charming bridge over a local stream. Flood-defence work has been extensively carried out, with relevant documents to hand offering peace of mind in rural surroundings.







- Oxton Village Location
- Three Double Bedrooms
- Stunning Gardens
- Extended Bungalow
- Immaculately Presented
- Detached Garage With Solar Panels
- Access Via Charming Ford
- Extensive Flood Defence Work
- Rural Surroundings And Uninterrupted Countryside Views
- Close To Local Amenities And Commuter Routes

#### **Kitchen**

13' 0" x 13' 4" (3.95m x 4.06m)

A modern kitchen with shaker-style wall and base units, laminate flooring and inset sink and drainer. Dual aspect windows and side porch.

#### **Living Room**

12' 10" x 20' 4" (3.90m x 6.20m)

Bright and spacious living room with dual aspect windows, recently fitted carpet, and feature gas fireplace with decorative surround.

#### **Dining Room**

12' 2" x 16' 8" (3.70m x 5.07m)

Good-sized dining room with carpeted flooring, dual aspect windows, and access to the sun room.

#### **Sun Room**

11' 1" x 12' 1" (3.39m x 3.69m)

A brick-built sun-room with power and heating. Ideal to enjoy the beautiful views of the garden, regardless of the weather outside.

#### **Bedroom 1**

23' 9" x 15' 4" (7.23m x 4.67m)

An extension to the rear creating a spacious double bedroom with laminate flooring, en-suite shower room and direct access to the garden.





#### **En-suite**

5' 4" x 7' 4" (1.63m x 2.23m)

Modern En-suite shower room with three-piece suite comprising walk-in shower cubicle, wash basin and W.C with heated towel rail.

#### **Bathroom**

8' 4" x 7' 7" (2.53m x 2.32m)

Main family bathroom with three-piece suite comprising jacuzzi bath with shower over, wash basin and W.C. x2 frosted windows, and an airing cupboard.

#### **Bedroom 2**

13' 9" x 12' 10" (4.20m x 3.92m)

Second double bedroom with laminate flooring, eaves storage, and a characterful wooden beam across one of the 2 windows.

#### **Bedroom 3**

12' 5" x 13' 4" (3.78m x 4.07m)

Another double bedroom with dormer window. Stunning rural views and eaves storage cupboard.

#### **Bathroom 2**

Upper floor bathroom with three-piece suite comprising panel bath with shower over, wash basin and W.C. Velux window to side aspect.







### **External**

The outdoor space surrounding this lovely property is truly a highlight. The beautifully maintained gardens are mature and filled with vibrant plants and greenery, creating a peaceful setting to relax or entertain. Whether you're hosting friends, spending time with family, or simply enjoying a quiet moment, the outdoor areas offer a perfect escape. From the upper-floor bedrooms, take in far-reaching views of the surrounding landscape—a reminder of the property's idyllic setting. Adding to the appeal, the home also includes a large detached garage and a separate utility room, offering both practicality and extra space.

### **Conclusion**

The lucky new occupiers can unwind in the comfort of their own home, surrounded by nature and the peaceful charm of a countryside setting. Set on the sought-after Water Lane, this beautifully presented property offers a rare opportunity to enjoy modern comforts while being moments from the heart of a thriving village and a stones throw from bustling market towns of Southwell and Newark. With its lush outdoor space, standout presentation, and unbeatable location, this is a one-of-a-kind home that truly offers the best of both worlds.





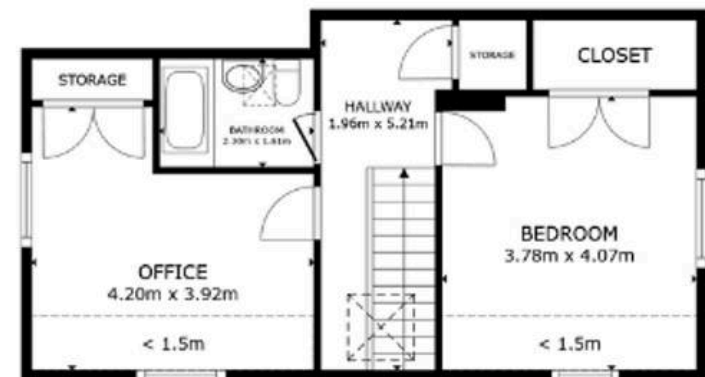








FLOOR 1




FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 117.0 m<sup>2</sup> FLOOR 2 42.6 m<sup>2</sup>  
 EXCLUDED AREAS : REDUCED HEADROOM 6.4 m<sup>2</sup>  
 TOTAL : 159.6 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(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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