



BY DESIGN

*Handley House*

Wigsley, Newark, Nottinghamshire, NG23 7ER

## Exquisite residence with superior quality

Handley House in Wigsley village offers a spacious, superior-quality four-bedroom residence. With high-end fixtures, open-plan layout, and abundant natural light, it seamlessly connects to the picturesque surroundings. The contemporary exterior and expansive glazing create an inviting family home.

This exceptional executive property encompasses four double bedrooms, two of which are equipped with en-suite facilities. The primary bedroom further delights with a glazed Juliet balcony, providing a captivating view. The open-plan kitchen/diner showcases a meticulously fitted kitchen with quality appliances, while the magnificent garden room features a roof lantern, infusing the space with even more light. Two sets of bi-folding patio doors effortlessly merge the interior and exterior, leading to a spacious terrace. The generous lounge area boasts a cosy wood-burning stove, perfect for relaxation, and a generously proportioned study/home office offers ample workspace. Additional features include a utility room, cloakroom/wc, and underfloor heating on the ground floor. The property also includes a generous double garage, spacious driveway, and landscaped gardens with a paved sun terrace.

















# Location

Wigsley, recorded in the Domesday Book, is a charming Nottinghamshire enclave nestled alongside Thorney and Harby. Just a short drive away, the neighbouring villages of Harby and Thorney provide convenient amenities, such as a reputable primary school, the award-winning Bottle & Glass pub, and a village hall hosting a twice-weekly outreach post office and a sports pavilion. The village of Collingham, a mere 10-minute drive to the south, offers an array of amenities, including a medical centre, a sports centre, and a well-connected train station with direct routes to Lincoln, Nottingham, Leicester, and London King's Cross via Newark.

Outdoor enthusiasts will appreciate the abundance of countryside walks available in the area, including the scenic old RAF airfield situated southwest of the village. Nature reserves such as Whisby Nature Park, Besthorpe Nature Reserve, Tunman Wood and Spalford Warren and Woods, and the Giant Lincoln Pickworth Plot Mountain Bike Trail are all within a 10-minute drive of the property. For those seeking leisure activities, Combat Zone Paintball provides thrilling adventures, while Doddington Hall & Gardens, a mere 5 miles away, offers an excellent farm shop, café, and restaurant. Clumber Park and the Dukeries, offering spa treatments, golf, and exploration of country houses and gardens, can be reached within a 30-minute drive.

The historically rich city of Lincoln, with its magnificent cathedral and castle atop the hill, is a short distance away and offers a charming shopping area known as Bailgate. The city provides a vibrant urban experience, including a train station with direct links to London in approximately 2 hours. Newark Northgate station, a 22-minute journey, also offers fast trains to London, enabling commuters to reach the heart of the capital in just 73 minutes.

# HANDLEY HOUSE

GROUND FLOOR = 118.0 SQ M/ 1270 SQ FT

FIRST FLOOR = 97.0 SQ M/ 1044.0 SQ FT

GARAGES = 361. SQ M/ 387.5 SQ FT

TOTAL = 251.01 SQ M/ 2701.5 SQ FT



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Plan produced using PlanUp.

Epc Rating: B | Council Tax Band : E







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