



**'Wood Rising' Hockerton Road Kirklington NG22 8PB £795,000 Freehold**

'Wood Rising' is an impressive and highly versatile six-bedroom detached home, set within approximately 3 acres of beautifully maintained grounds, including formal gardens, mature woodland, and a front paddock. Designed in a chalet style and offering four reception rooms, the property provides exceptionally adaptable living space, with clear potential to create a self-contained annexe—ideal for multigenerational living, guest accommodation, or use as an Airbnb. A long private driveway from Hockerton Road leads to an extensive parking and turning area, flanked by a range of useful outbuildings. These include two double garages, a tractor store, wood store, garden office, and two large storage containers, offering superb space for hobbies, work-from-home use, or further development (subject to any consents). 'Wood Rising' is a rare opportunity to acquire a substantial home with genuine lifestyle potential in a wonderful semi-rural setting.

### **Accommodation in brief**

Entrance porch / Dining Sitting room / Study / Living room / Conservatory / Shower room / Utility room / Shower room (2) / Bedroom / En suite / Lounge / Pergola / Rear Porch / First floor landing / 4 bedrooms / Dressing room.

### **Kirklington**

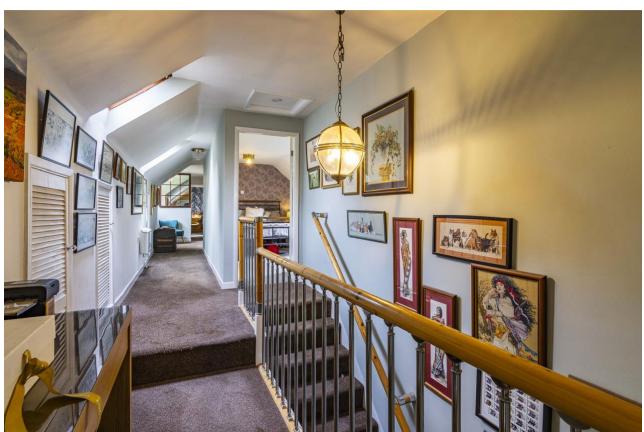
Kirklington is a small rural hamlet located between Southwell and Farnsfield and approximately 10 miles from Newark Northgate commuter station to London Kings Cross. It boasts its own primary school, church (St. Swithuns) and village hall. It is a short drive to numerous shops and amenities in nearby Farnsfield - and within catchment area of the Minster School in Southwell. There are numerous countryside walks including the Southwell Trail and a good choice of pubs, cafes and eateries close by.











Council tax band F

Oil central heating plus electric heating

Septic tank drainage (two tanks)

Flood Risk - No Risk

Catchment for Minster School Southwell  
Newark Northgate Train Station (to London  
King Cross) - approximately 8 miles

**Main Office 01623 392676**

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64 Main Street Farnsfield Newark NG22 8EF

**Viewing strictly by appointment through  
Jonathan Fitzpatrick Village & Country Homes**



## Energy performance certificate (EPC)

Wood Rising  
Hockerton Road  
Kirklington  
NEWARK  
NG22 8PB

Energy rating  
**E**

Valid until:	23 June 2034
Certificate number: 0300-2971-7360-2194-3925	

## Wood Rising, Hockerton Road Kirklington, Newark, NG22 8PB

Approximate Gross Internal Area  
5177 sq ft - 481 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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