



**Offers over £475,000 Freehold**

**16 St Michaels View Farnsfield Newark NG22 8WP**

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# A superb modern family home with outstanding views

We are delighted to offer to the market this beautifully presented 2016 built 4 bedroom 3/4 reception room detached family home situated within this highly popular and conveniently located development off Cockett Lane. The property is situated on the favoured west side of the estate and enjoys incredible far reaching views over fields at the rear. Internally the generous accommodation is thoughtfully designed with a superb open plan 'living' kitchen dining room incorporating a snug - all with views and access to the generously proportioned rear garden. Other highlights include a separate utility room, downstairs cloakroom and good size reception hallway. The first floor offers comfortable and sizeable bedrooms with en suite to the principal bedroom, fitted wardrobes, modern family bathroom plus two further bedrooms with rear views. There is driveway parking for two cars at the side of the property and a single detached garage.

Farnsfield is a most sought after rural village with superb facilities and amenities for all ages. There are two excellent pubs, bakery, pizza restaurant and French bistro, plus tea rooms, butchers, hairdressers, co-op supermarket, pharmacy and doctors surgery. For the more energetic there's also the tennis, cricket and bowls clubs, several nearby golf courses and a plethora of countryside walks including the Southwell Trail nature reserve - which is just a short walk from the property.

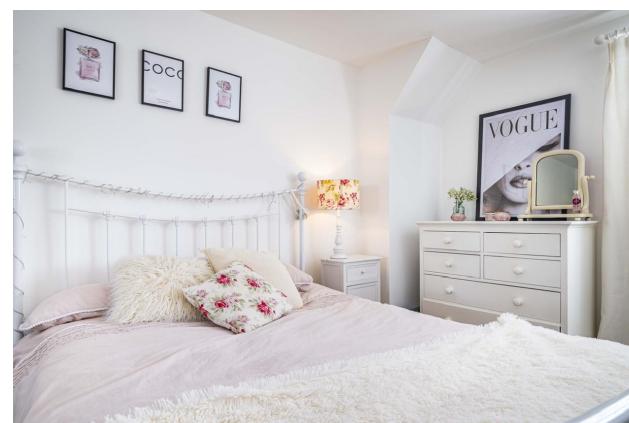
*Viewing highly recommended.*













**Asking price : offers over £475,000 Freehold**

**Council tax band E**

**Flood Risk : Low Risk**

**Gas central heating**

**Double glazing**

**All main services**

**Viewing by appointment through**

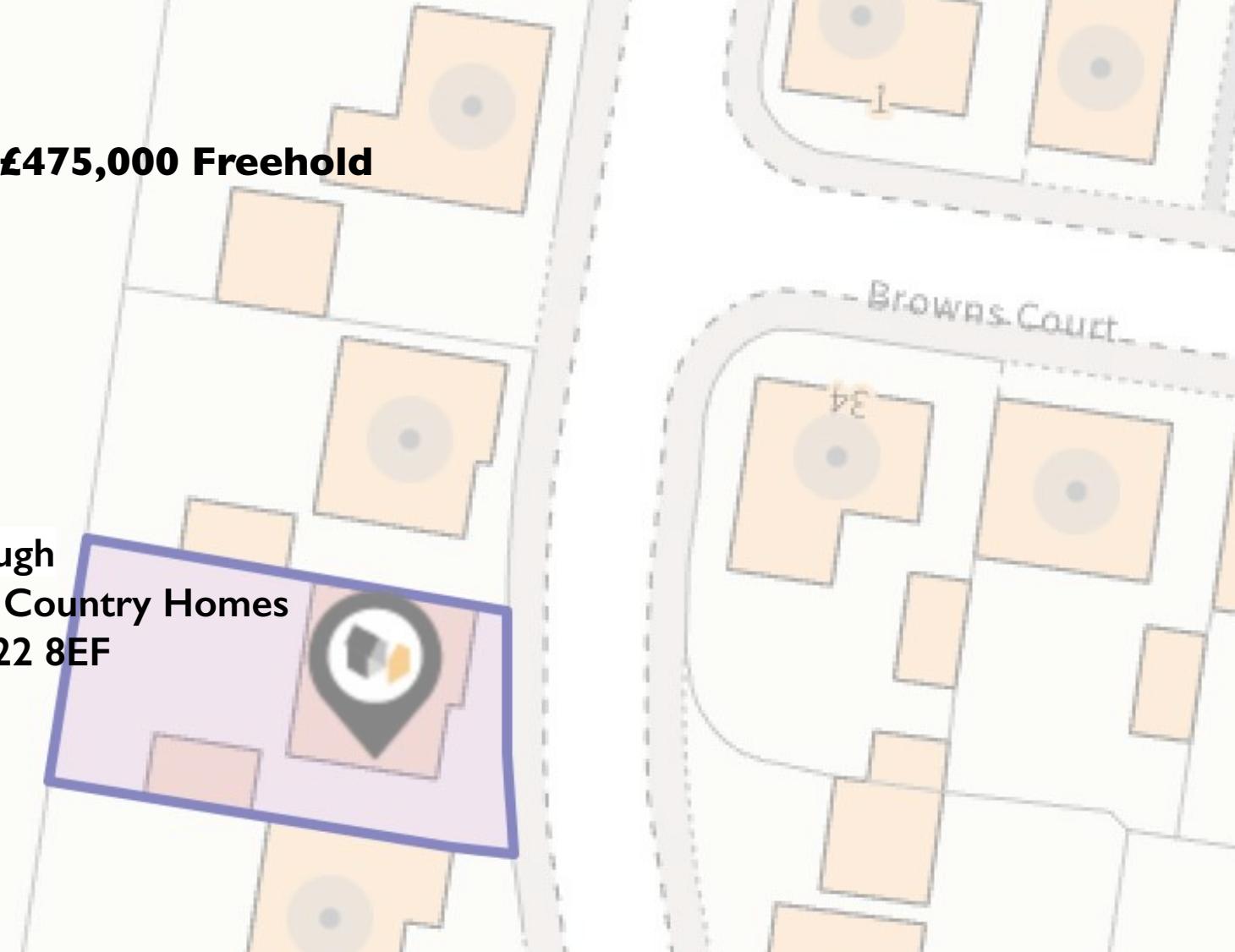
**Jonathan Fitzpatrick Village & Country Homes**

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### Energy performance certificate (EPC)

16, St. Michaels View  
Farnsfield  
NEWARK  
NG22 8WP

Energy rating

**B**

Valid until:

**22 August 2026**

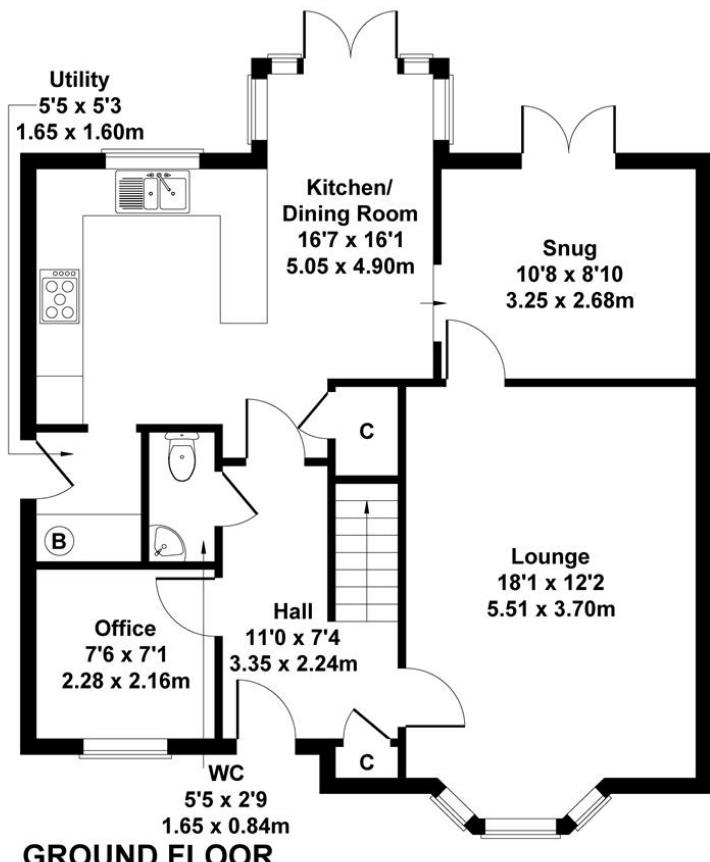
Certificate number: **8004-1874-8639-7727-6863**



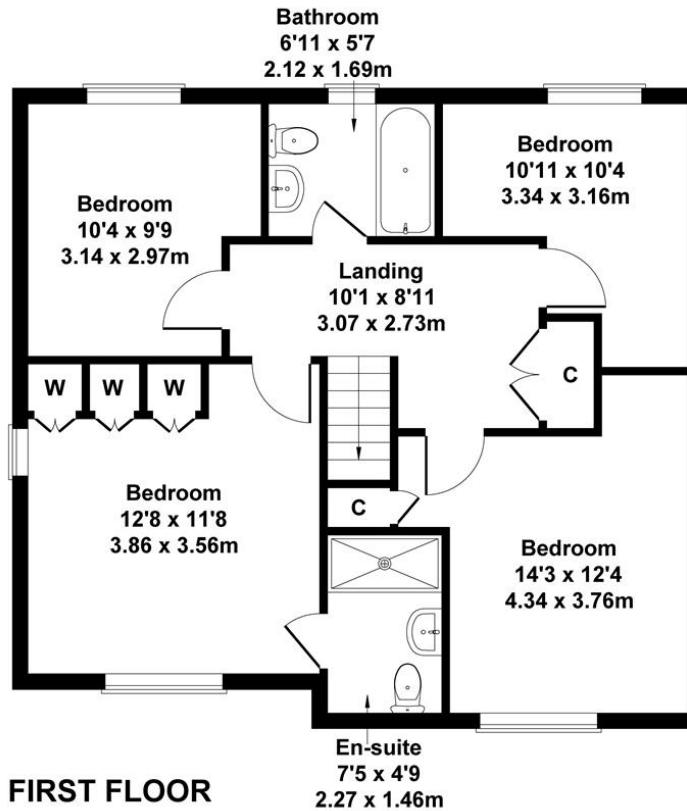
# 16 St Michaels View, Farnsfield, Newark, NG22 8WP

Approximate Gross Internal Area

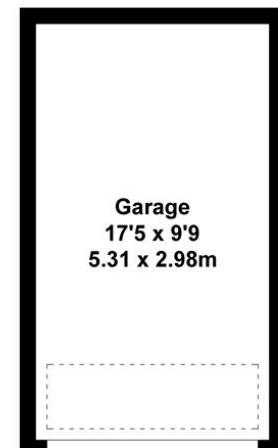
1572 sq ft - 146 sq m



GROUND FLOOR



FIRST FLOOR



GARAGE

Not to Scale. Produced by The Plan Portal 2025  
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