



The Croft  
Balderton

MOUNT & MINSTER



# The Croft

Balderton

One of the finest private residences in a prominent and hugely sought-after location, surrounded by approximately 2 acres of discreet formal grounds, this beautiful home offers a unique opportunity to acquire a statement property with spacious living throughout.

## DESCRIPTION

Offering the best of both worlds, just a short stroll into the picturesque market town of Newark, yet in a quiet, secluded position with mature grounds and ample privacy, this spacious Edwardian 'Arts & Crafts' residence offers the discerning buyer the opportunity to acquire one of the most important private homes in the East Midlands. Enjoying an impressive 6,792 sqft over three floors, this generous home offers ample space with the opportunity to modernise and add more value. The property is not listed.

The ground floor is dominated by an inviting panelled hallway with an imposing galleried landing above and feature stained glass windows as well as a fireplace. There are three principal reception rooms consisting of a drawing room, family room and the dining room. All three rooms enjoy high ceilings with ample natural light through windows with gorgeous vistas over the formal gardens, While most the fires are gas fires, the dining room is an original open-fire. The kitchen is high-quality and bespoke, complemented by a gas fired Aga and French doors out into the garden. There is a pantry and two utility/boot rooms

The first floor benefits from four spacious bedrooms, the master having an ensuite. There are two other bath/shower rooms on this floor, together with a very special games/billiard room, ideal for entertaining with its integrated bar area. The second floor is equally impressive with three more bedrooms, an ideal space for a home office that's away from the busiest of the living accommodation, as well as another bathroom.

## OUTSIDE

The property is approached through electric gates onto a sweeping tarmac driveway. The mature grounds extend to 1.95 acres with attractive wraparound garden consisting of lawns, shrubs, hedging and trees with a summerhouse and flagstone terrace area ideal for outdoor entertaining.

The Croft enjoys two garages, one double and one single, with various storage rooms and a large workshop.

## LOCATION

A charming market town steeped in history, Newark-on-Trent is dotted with attractive Georgian architecture, independent stores and relaxed bistros, all centralised around a cobbled market square.

Newark enjoys popular heritage sites including Newark Castle where visitors can take tours, view exhibitions or enjoy a stroll through the Victorian gardens. Other local attractions include a state-of-the-art cinema, a popular museum, art gallery and the town's notable Palace Theatre.

There is a handful of interesting independent stores and antique shops in the town centre and a number of large supermarkets also close by. Newark markets are also popular among locals and visitors alike, offering fresh organic produce, locally-caught fish and artisan gifts.



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### SCHOOLS

The property is conveniently located adjacent to Highfields, one of the most popular private schools in the East Midlands. Newark also offers several Primary, Secondary and Sixth Form establishments. The property is close to various primary schools with establishments rated Good by Ofsted including Holy Trinity Catholic Academy, Christ Church Church of England Infant & Nursery School and Mount Church of England Primary & Nursery School in close proximity. The town also has two secondary education academies.

### SERVICES

Mains gas, water, electricity and drainage are all connected. There are two boilers, both under a year old.

### ENERGY PERFORMANCE

EPC: E

### COUNCIL TAX

Band: H

### METHOD OF SALE

The property is offered for sale by Private Treaty with no onward chain.

### TENURE

Freehold with vacant possession upon completion.

### VIEWING

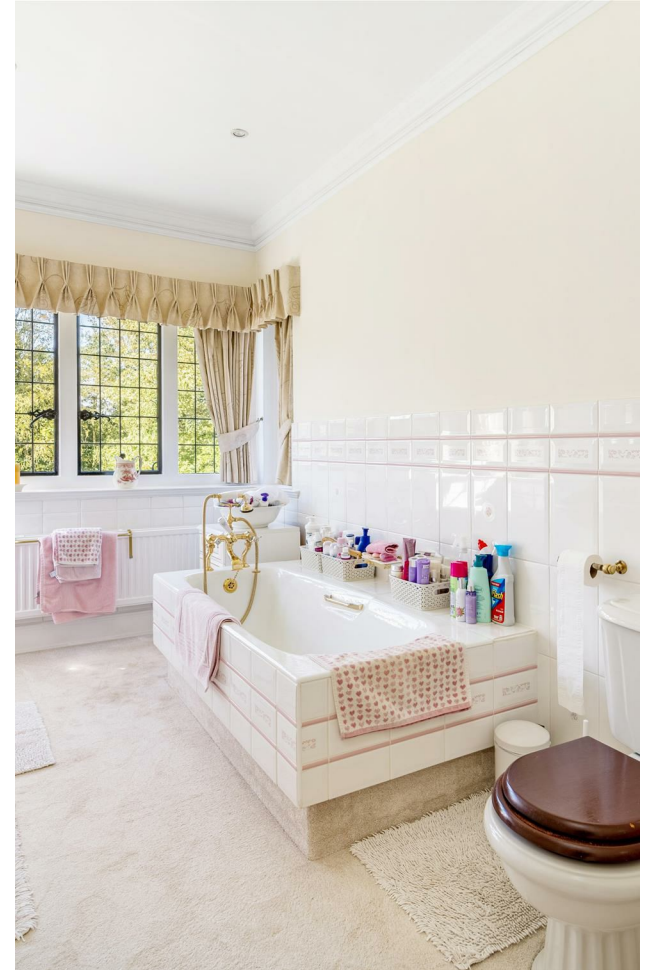
Strictly by prior appointment with the Agents: 01636 558 000

### BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.







# The Croft, London Road



**Approx. Gross Internal Floor Area 5641 sq. ft / 524.05 sq. m (Excluding Outbuilding)**

**Approx. Gross Internal Floor Area 6798 sq. ft / 631.50 sq. m (Including Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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