# Mayfield

Beckingham



MOUNT & MINSTER









# Mayfield

## Beckingham

Mayfield is an exceptional family residence tucked away in a quiet and private position in this hugely popular village, enjoying beautifully landscaped, south-facing gardens and splendid, uninterrupted views across the open countryside.

**DESCRIPTION**

This impressive five-bedroom detached residence offers spacious and thoughtfully designed accommodation throughout, making it an ideal family home. Located in the sought-after village of Beckingham, the property occupies a private and quiet position with enviable field views and beautifully landscaped gardens featuring a delightful terrace which is perfect for relaxing and entertaining.

The well-presented accommodation briefly comprises an inviting entrance hall, WC, and an exceptional open-plan kitchen, garden room and living area, creating a superb space for modern family living and entertaining. The kitchen features an island unit, bar and integrated appliances, while sliding glass doors open onto the terrace and gardens beyond, flooding the space with natural light. A separate family room and a large home office provide further versatile living accommodation, with the latter also being suitable as a playroom/snug or dining room.

The property also offers five well-proportioned bedrooms, with the principal bedroom benefiting from an en suite, alongside a stylish family bathroom and a delightful reading nook on the landing.

**OUTSIDE**

The stunning gardens are a particular 'wow' feature of the property, enjoying breath-taking open field views and offering a wonderful sense of privacy and tranquility. Thoughtfully landscaped, the outdoor space includes a delightful terrace ideal for alfresco dining and entertaining and perfectly positioned to take full advantage of the picturesque surroundings. A pergola is located to the rear of the property, complimented by a plethora of trees including a Victoria plum and a Cambridge gage, together with shrubs and flower beds. To the front, the property benefits from a large driveway providing ample off-road parking, in addition to a spacious double garage.

**LOCATION**

This charming and popular village offers an array of period properties, including a splendid range of period and character homes, a church and a restaurant. A wide variety of extensive countryside walks are immediately available along the River Witham and beyond.

Beckingham enjoys excellent transport links via the A17, A1 and A46, with the historic market town of Newark-on-Trent just 6 miles away. Newark North Gate offers direct rail services to London in approximately 1 hour 18 minutes and Nottingham in 23 minutes. Rich in heritage, Newark features Georgian architecture, independent shops, cafés and a vibrant market square, alongside attractions including Newark Castle, the Palace Theatre, cinema, museum and art gallery. The town also benefits from popular markets, antique shops and a range of supermarkets.

Sleaford lies 14 miles east of the village, offering a good range of amenities, with the cathedral city of Lincoln and market town Grantham lying equidistant to the village, approximately 20 miles away.

**SCHOOLS**

The local village of Brant Broughton offers 'Good' Ofsted rated Brant Broughton C of E and Methodist Primary School. With The Newark Academy, Magnus Church of England Academy and Sir William Robertson Academy within easy reach of Beckingham. Highfields School offers private education in nearby Newark.




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**SERVICES**

The property is centrally heated throughout (oil) with mains water, electricity and drainage all connected.

**ENERGY PERFORMANCE**

Rating: D

**COUNCIL TAX**

Band: E

**METHOD OF SALE**

The property is offered for sale by Private Treaty.

**TENURE**

Freehold with vacant possession upon completion.

**VIEWING**

Strictly by prior arrangement with the Agents (01476 851400).

**ADDITIONAL INFORMATION**

For further information, please contact Mount & Minster:
T: 01476 851400
e: info@mountandminster.co.uk

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ROYAL AIR FORCE
BRÜGGEN








L.S.R.V.
Officers' Mess















# Kingsfield Court, Beckingham




**Approx. Gross Internal Floor Area 2835 sq. ft / 263.45 sq. m (Including Garage)**

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

Produced by Elements Property









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