



1 Ash Close

Dunham-on-Trent, Newark, Nottinghamshire, NG22 0WA

£585,000

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## 6 Bedroom Detached House

- Freehold
- Executive Detached Family Home
- over 3,400sqft of accommodation
- 5/6 Bedrooms
- Kitchen, utility room, WC
- Dining room, lounge & snug
- 4 Bathrooms
- Immaculately Presented
- Driveway & Garage
- EPC Rating - C, Council Tax Band - F

[Click here to access the Energy Performance Certificate for 1 Ash Close, Dunham-on-Trent, Newark, Nottinghamshire, NG22 0WA](#)



## Overview

Pygott and Crone are delighted to present this exceptional five to six-bedroom executive detached family home, situated in an exclusive development of just four properties in the sought-after Nottinghamshire village of Dunham on Trent. Offering both privacy and picturesque open views across surrounding farmland, this beautifully maintained home is perfectly suited to modern family living.

Spanning over 3,453sqft of internal living accommodation arranged over three spacious floors, the property is filled with natural light and finished to a high standard throughout. The ground floor comprises a grand entrance hallway, a contemporary fitted kitchen with integrated Bosch appliances including three ovens and a dishwasher, dining room, larger than average utility room, snug, generous lounge, WC, and a bright conservatory.

The first floor features four generously sized double bedrooms. Bedroom Two benefits from access to a Jack and Jill bathroom, Bedroom Three enjoys its own en-suite, and the impressive principal bedroom offers a dressing area and a luxurious en-suite complete with bath, shower cubicle, and vanity area.



The second floor provides two further bedrooms, one of which includes an en-suite, making it ideal for guests, older children, or use as a home office. The home also benefits from solid oak doors throughout and fitted wardrobes in three of the bedrooms.

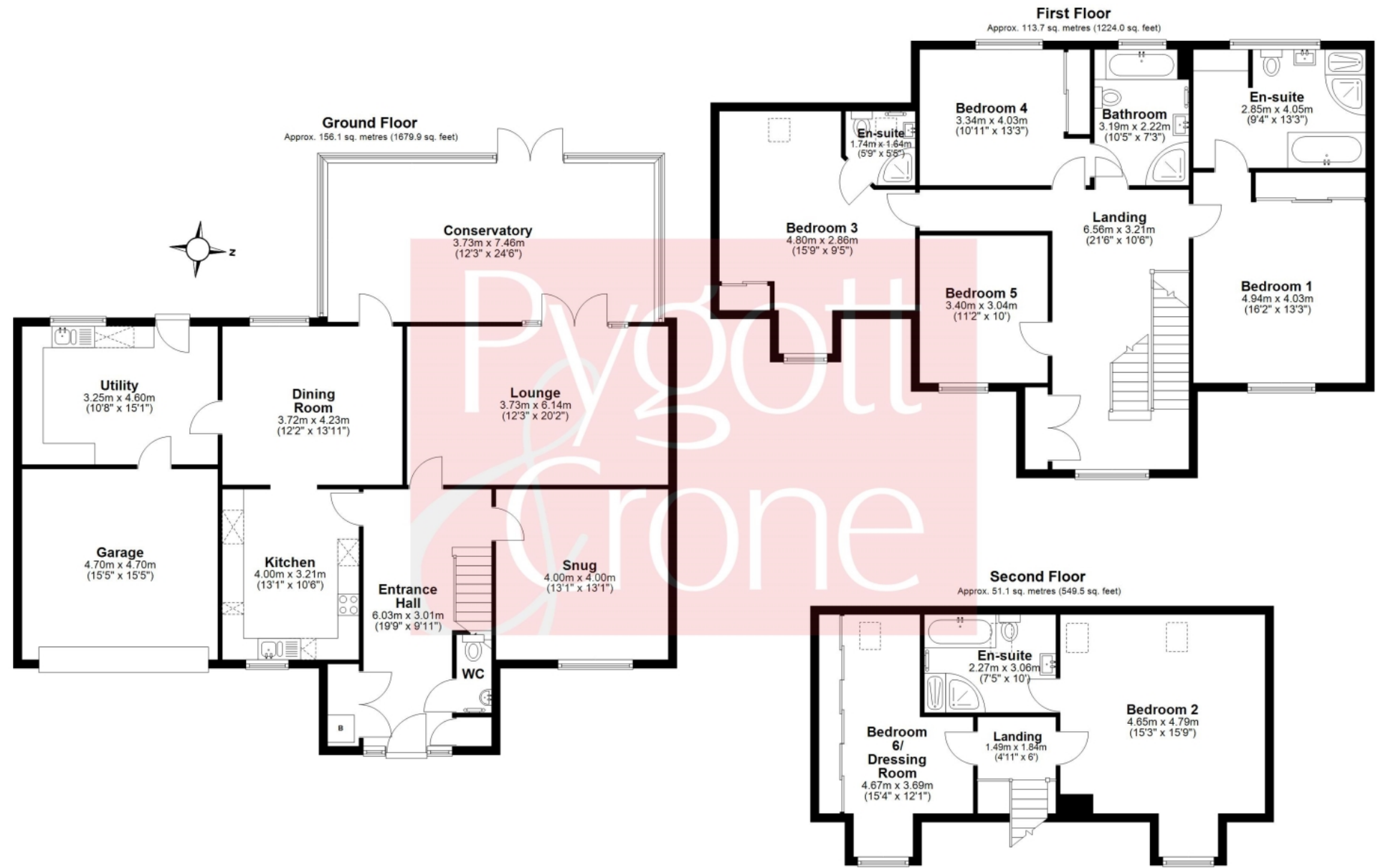
Externally, the property offers a block-paved driveway leading to a larger than average garage, as well as a private and well-maintained rear garden—perfect for family life and entertaining.

Dunham on Trent is a charming village offering a well-regarded primary school, a traditional pub and restaurant, and an antique centre. The property also falls within the catchment area for the highly regarded Tuxford Academy, which is rated 'Outstanding' by OFSTED and recognised as one of the top schools in Nottinghamshire.

Lincoln, with its wide range of amenities including shops, restaurants, and the vibrant cathedral quarter, is within easy reach. Saxilby Train Station is located under 5 miles away, while the historic market town of Retford lies just 9 miles from the property, offering a regular market, monthly farmers market, and a mainline railway station with direct services to London in approximately 1 hour and 25 minutes. The A1 is easily accessed in under 7 miles, making this an excellent choice for commuters.





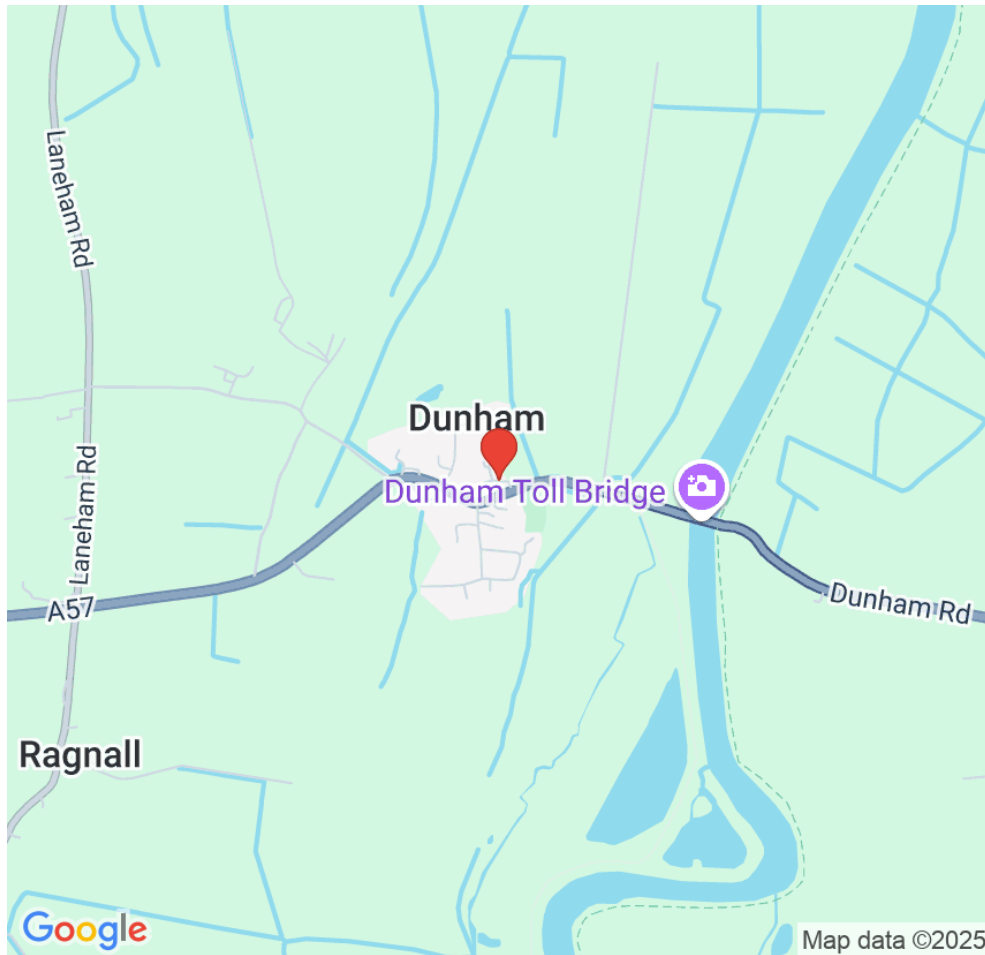


Total area: approx. 320.8 sq. metres (3453.5 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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An advertisement for Pygott &amp; Crone. It features a woman with blonde hair smiling while looking at a laptop. The background is dark. In the top left, there is the Pygott &amp; Crone logo and a Platinum Trusted Service Award badge from feefo 2021. The main text reads "Book your free, property valuation." Below this, three icons with text describe services: a headset for "24/7 Customer Service", a hand holding a coin for "£0 Upfront Fees to Pay", and a house icon for "On average, 98% of asking price achieved".

An advertisement for Pygott Plus+. The background is red. At the top left is the "Pygott Plus+" logo. Below it, the text "YOUR PERSONAL PROPERTY JOURNEY" is displayed. A list of five benefits is shown, each preceded by a plus sign: "Register your buyer's criteria", "Access online viewings", "Access property documents", "Available 24/7 wherever you are", and "Easy to activate, easy to use". On the right, a smartphone displays the app's login screen, which includes the text "Welcome to Pygott Plus+", a large plus sign, and input fields for "Email address", "Password", and a "Login" button.



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1 Ash Close, Dunham-on-Trent  
is on the market with our Lincoln branch

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36a Silver Street, Lincoln LN2 1EW

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