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ESTATE AGENTS



1 Beaufields House The Poppyfields
Collingham, NG23 7BJ

Offers Over £210,000



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*** OVER 55s COMPLEX ***

The Beaufields in Collingham, developed by Gusto Homes, is an eco-friendly over-55s age-exclusive retirement community. It consists of 22 apartments in Beaufields House along with surrounding bungalows, created specifically for independent living with zero maintenance hassle.

The Location: Collingham, Newark

Collingham is a thriving, picturesque Nottinghamshire village about 6 miles north-east of the historic market town of Newark-on-Trent. What sets Collingham apart from typical rural villages is its exceptional level of self-contained facilities:

Day-to-day Amenities: Everything is within easy reach, including a Co-op supermarket, One Stop, a family butcher, newsagent, post office, and pharmacy.

Healthcare: The village hosts its own comprehensive medical centre, doctor's surgery, and dental practice.

Social Hubs: Local spots include the community-owned Royal Oak pub and nearby walking trails around the Langford Lowfields Nature Reserve.

Transport Links: Collingham Railway Station provides direct train links to Newark (and onward East Coast Main Line connections to London), Lincoln, and Nottingham. Easy road access connects directly to the A46 and A1.

Community & Lifestyle

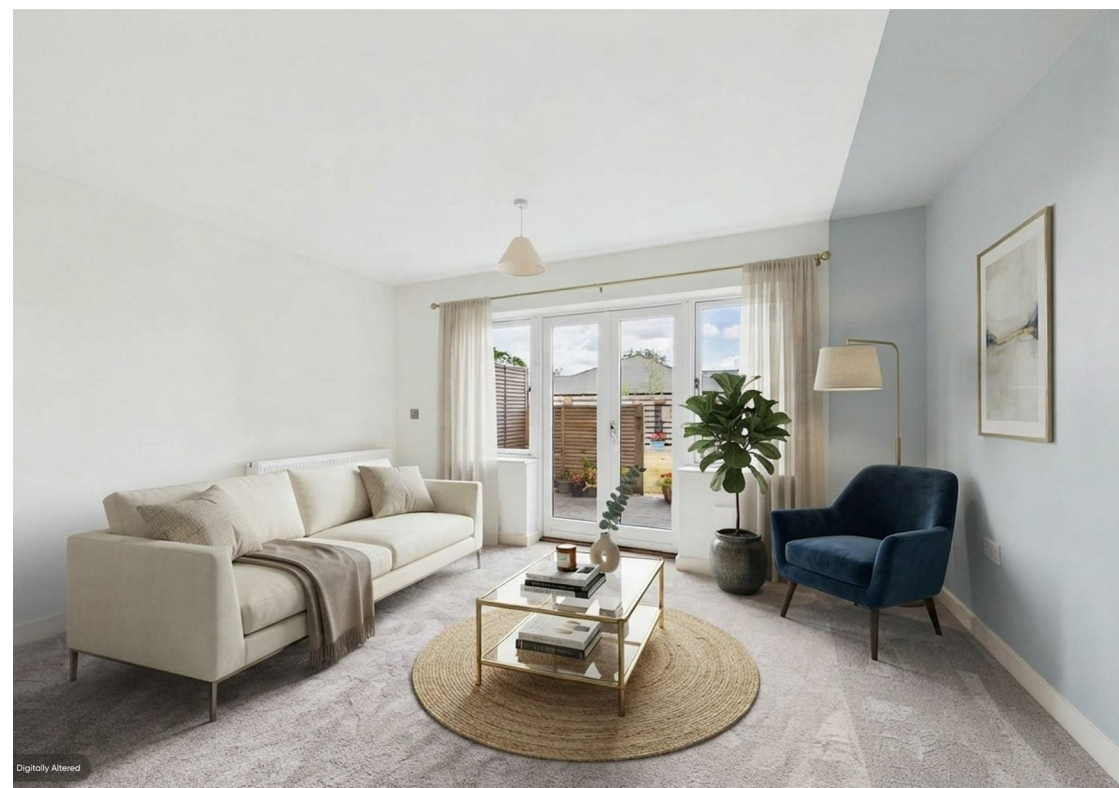
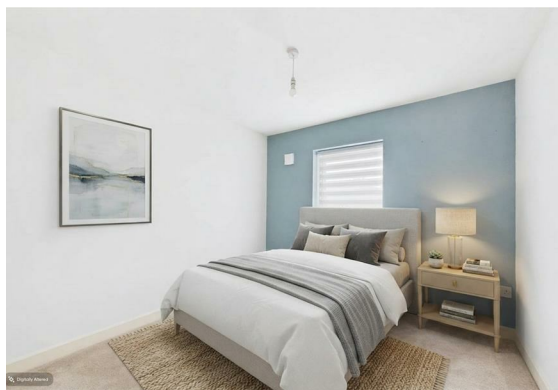
The lifestyle at Beaufields House balances complete personal privacy with a warm, active social environment:

Shared Social Hubs: Residents have access to a central coffee lounge, a dedicated hobbies/activities room, landscaped communal gardens, and shared allotments.

Gusto House & Studio Access: A short walk across the local site leads to Gusto House, featuring health/fitness spaces that host regular classes like Pilates, Tai Chi, and Yoga.

On-Site Support: A Community & Estate Manager oversees day-to-day operations, arranges regular social events, and acts as a point of contact if extra care needs arise down the road.

Guest Accommodation: An on-site visitor's suite can be pre-booked so family or friends can stay comfortably overnight.





Resident Ownership: Beaufields House operates under a resident-owned management company, meaning homeowners become shareholders and directly control how service charges are spent, with no hidden exit fees.

Features of a 2-Bedroom Ground Floor Gusto Apartment

A ground floor 2-bedroom apartment at Beaufields House is designed around accessible, single-level living combined with high eco-efficiency:

Layout & Interior

Open-Plan Living Space: A bright lounge and dining area with double doors leading directly onto a ground-floor patio or communal gardens.

Modern Kitchen: Fitted with Chris Sharp bespoke units and integrated A-rated appliances (oven, hob, microwave, fridge-freezer, slimline dishwasher, and washer-dryer).

Bedrooms: Principal bedroom featuring fitted wardrobes with sliding doors; a versatile second bedroom ideal for guests both served by a modern shower room.

Eco-Technology & Comfort

Gusto Homes prioritises low running costs and high sustainability, giving these homes an EPC Band B rating (with near net-zero energy demand).

Ground Source Heat Pump (GSHP): Heating and hot water are supplied by natural geothermal underground heat pumps, keeping energy bills exceptionally low.

Filtered Fresh Air (MVHR): Mechanical Ventilation with Heat Recovery continuously circulates fresh, filtered air throughout the home, improving indoor air quality while preventing heat loss.

Solar PV & Insulation: Rooftop solar panels supplement electricity, supported by high-spec triple/double glazing and thermal insulation.

Accessibility & Security: Secure video intercom entry, alarm systems, level thresholds throughout, allocated parking, and dedicated indoor storage for mobility scooters with charging points.

Please note: The photos with furniture in are for illustration purposes only.

Entrance Hall

Open Plan Living Kitchen Diner
19'10 x 19'11 (6.05m x 6.07m)

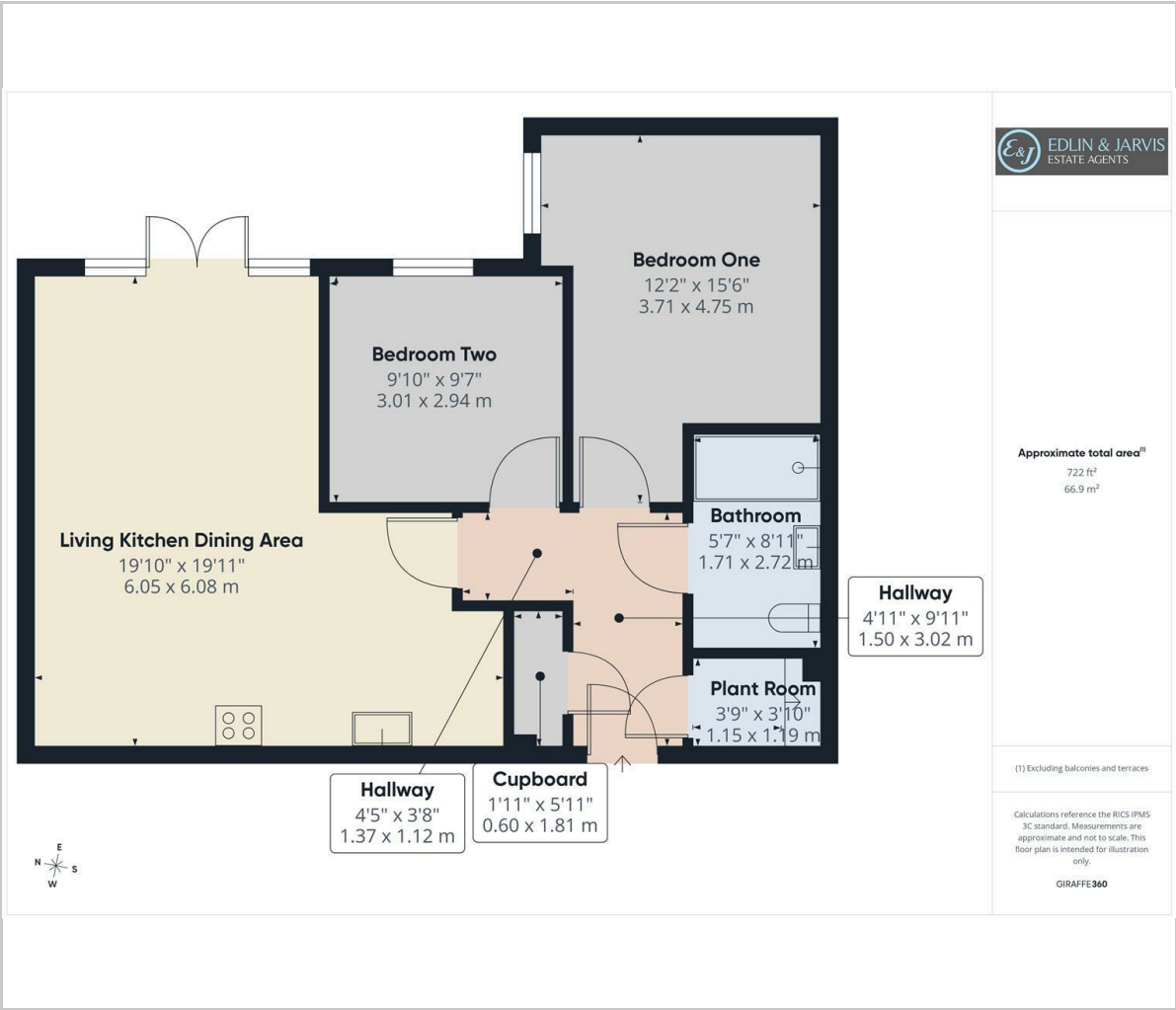
Bedroom One
12'2 x 15'6 (3.71m x 4.72m)

Bedroom Two
9'10 x 9'7 (3.00m x 2.92m)

Bathroom
5'7 x 8'11 (1.70m x 2.72m)



Floor Plan



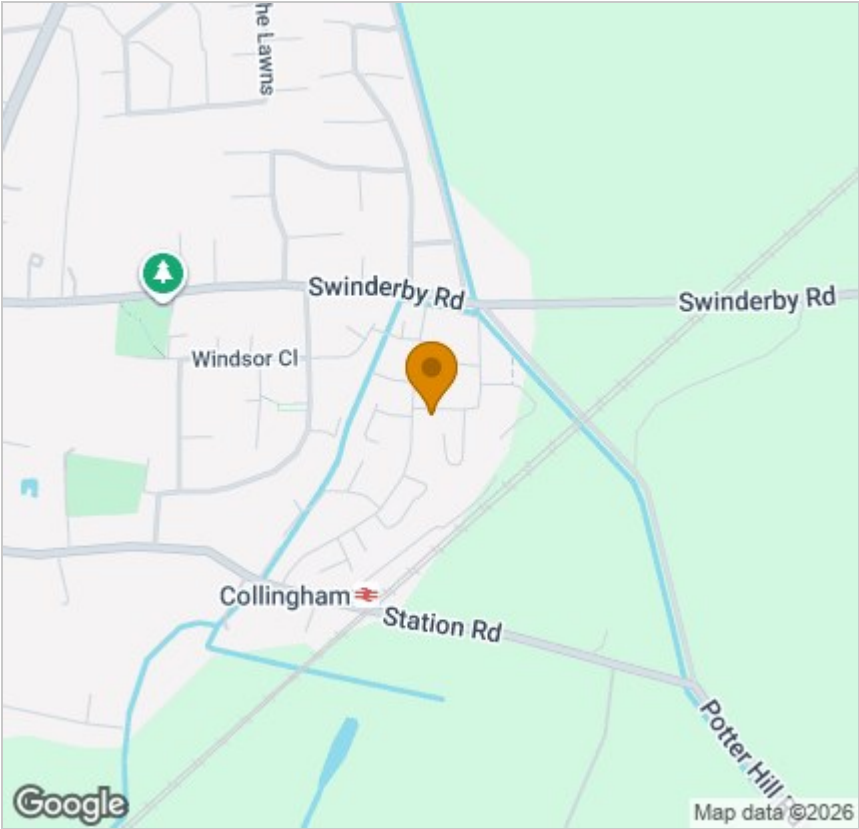
Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

