

EDLIN & JARVIS
ESTATE AGENTS

6 Watson Close

North Clifton, NG23 7AL

£525,000

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GREAT FAMILY HOME ~0.68-Acre Plot with Outbuildings

Escape to the country with this incredibly rare and prestigious lifestyle opportunity. Tucked away in a peaceful, executive cul-de-sac within the sought-after village of North Clifton, this beautifully presented four-bedroom detached family residence offers the perfect blend of modern living and rural bliss.

Sitting proudly on a magnificent 0.68-acre plot and framing field views over the rolling countryside, this property is a dream come true for families, outdoor, and dog enthusiasts.

Inside, the home boasts a grand, light-filled layout engineered for both effortless entertaining and cosy family nights.
Ground Floor
The Welcome: An expansive entrance hall sets a tone for the rest of the home.
Dual-Aspect Lounge: A spectacular, light-flooded reception room stretching from the front to the back of the house, offering views of the gardens
Formal Dining Room: Elegant and spacious, perfect for hosting dinner parties, Sunday roasts, and festive family gatherings.
Dedicated Study: A quiet, professional space positioned away from the main hub—ideal for working from home or a quiet reading room.
Modern Kitchen & Breakfast Room: The beating heart of the home. A beautifully appointed, modern kitchen featuring extensive workspace and a casual breakfast area for busy mornings.
Utility Room & Guest WC: A highly practical, separate utility room to keep the laundry tucked away, alongside a downstairs cloakroom.
First Floor
The Master Suite Sanctuary: A true parents' retreat. This exceptionally spacious master bedroom features its own dedicated dressing area and a private, en-suite shower room.
Bedroom Two (Jack & Jill En-Suite): A generous double bedroom shares a clever, high-specification Jack & Jill family bathroom—an ideal setup for children or guests.

Bedroom Three: A double bedroom featuring its own ensuite with built in wardrobes.
Bedroom Four: A fourth spacious double bedroom offering flexible space for family or a hobby room.
Luxury Family Bathroom: A crisp, contemporary family bathroom serving the first floor.

Outside Space: Your Private Country Haven
The outdoor space is what truly elevates this property into a league of its own, blending manicured leisure areas with top-tier animal facilities.
The Gardens: Escape to the mature, beautiful rear gardens. This peaceful sanctuary features sunny seating areas and a summer house—the ultimate spot for a morning coffee, a glass of wine at sunset, or hosting summer BBQs while taking in the endless field views.

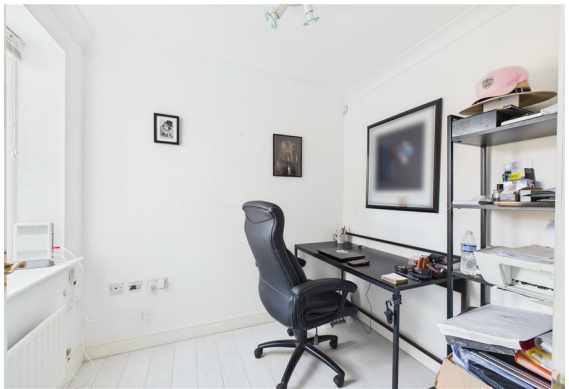
A secure, well-fenced private paddock with two timber stables and a dedicated tack room, eight secure kennels, offering a ready-made dream setup for your own beloved animals or a brilliant hobby.

























Location & Lifestyle: North Clifton
North Clifton is a picture-postcard, highly regarded rural village nestled on the Nottinghamshire/Lincolnshire border. It offers a tranquil escape from modern life without ever feeling isolated.

Primary: The village features the charming North Clifton Primary School, celebrated for its nurturing, family-oriented environment and popular outdoor forest school initiatives. Highly rated alternatives are available in nearby Dunham-on-Trent.
Secondary: Excellent secondary education and top academies are nearby in Tuxford (Tuxford Academy) and Newark, with dedicated school bus networks servicing the village directly.

Local Amenities
Enjoy a vibrant village community with effortless access to daily essentials. Just a few minutes' drive away, the larger villages of Collingham and Tuxford offer supermarkets, independent butchers, medical centres, pharmacies, and fantastic traditional country pubs. For outdoor lovers, the surrounding landscape is rich in public bridleways and scenic walking routes.
Effortless Commuter Links
By Road: The historic, character-rich market towns of Newark-on-Trent and Retford are both within a smooth 30-minute drive. Immediate access to the A1 and A46 makes regional commuting seamless.
By Rail: For city commuters, both Newark North Gate and Retford stations provide high-speed, direct mainline rail links into London King's Cross in just 80 to 85 minutes.

Entrance Hall
6'3 x 20'0 (1.91m x 6.10m)

Lounge
20'4 x 12'3 (6.20m x 3.73m)

Dining Room
12'0 x 8'4 (3.66m x 2.54m)

Breakfast Kitchen
14'10 x 18'3 (4.52m x 5.56m)

Study
6'4 x 7'7 (1.93m x 2.31m)

Utility Room
5'4 x 6'9 (1.63m x 2.06m)

WC
3'4 x 6'7 (1.02m x 2.01m)

Landing

Master Bedroom
16'7 x 16'7 (5.05m x 5.05m)

Dressing Area
4'7 x 11'0 (1.40m x 3.35m)

Ensuite
6'0 x 6'11 (1.83m x 2.11m)

Bedroom Two
9'4 x 16'0 (2.84m x 4.88m)

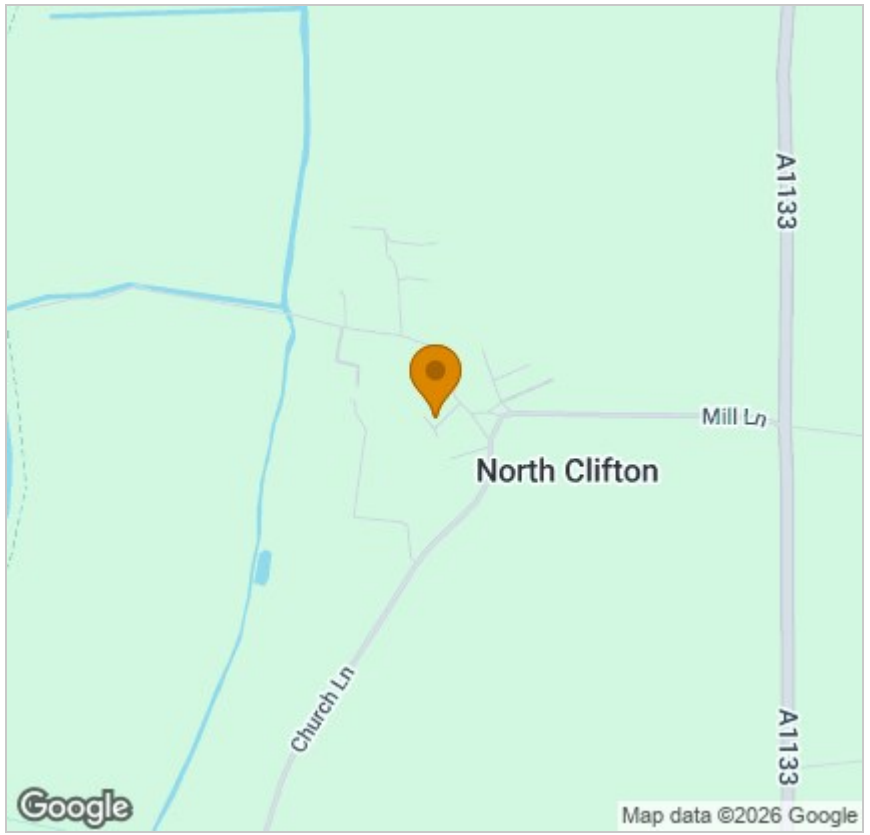
Bedroom Three
13'0 x 10'3 (3.96m x 3.12m)

Ensuite
5'0 x 10'2 (1.52m x 3.10m)

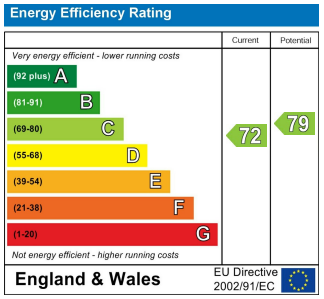
Floor Plan



Area Map



Energy Efficiency Graph



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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