

Croftways, Laxton

A Brief Property Overview



About Croftways:

Set within the peaceful village of Laxton and enjoying a truly rare outlook across the last remaining open field farm lands in the UK, this characterful four-bedroom detached home offers a lifestyle that's becoming increasingly hard to find — open views, privacy, and a home that feels steeped in history, yet perfectly suited to modern family life.

Contact Us

38-40 Northgate, Newark, NG24 1EZ
newark@walters-property.com
01636 521 111
www.walters-property.com





Key Features

- Characterful four-bedroom detached home in the peaceful village of Laxton
- Rare outlook across the last remaining working open-field farmland in the UK
- Secure dual gated entrance with parking for multiple vehicles
- Garage with overhead storage plus a log store
- Beautiful period features: Original beams, parquet flooring and feature fireplaces
- Stunning open-plan kitchen/living space: Kitchen installed in 2017 with granite worktops, integrated appliances & island with breakfast bar
- Practical boot room: Ideal for countryside living, dogs and muddy boots
- Four double bedrooms with refurbished original wood flooring; ensuite + family bathroom installed in 2018

Q & A

EPC Rating:	D
Property Built:	Approximately 1800's with rear extension added in the 1950s
Type Of Heating:	Oil Central Heating - tank replaced in 2016
Loft Information:	Insulated & Partially Boarded
Garden Orientation:	North
Last Boiler Service:	2026
Broadband Speed:	FTTC Available
Council Tax Band:	Rated E - Newark & Sherwood
Mains Electric:	Yes - Mains Electric
Mains Gas:	No - Oil
Flood Risk:	Very Low Flood Risk
Boiler Installation Year:	Unknown
Tenure:	Freehold



A Brief Overview

Croftways offers approximately 160.2 square metres (1772 square feet) of living space. Located in the beautiful village of Laxton. This four bedroom detached property is believed to be approximately 200 years old, with a rear extension added around 1950, the property has been thoughtfully improved over time while retaining the period features that give it such warmth and soul.

About The Interior

Step into the **entrance hallway** and through double doors into the **dining hall** — a room that instantly sets the tone. With **original beams** and **parquet flooring**, and a **cast iron fire with oak surround**, it's the perfect space for family meals and Sunday roasts.

To the left, the **sitting room** is made for relaxing. **Original beams**, **real wood flooring**, a **multi fuel burner**, and an **exposed brick inner fireplace** create a cosy retreat for winter nights — the kind of room where you'll happily switch off, put a film on, and settle in.

To the right, the home opens into a **standout kitchen and living area** — the true heart of the house and a space designed for modern living. Installed in 2017, the kitchen is beautifully finished with **granite worktops** and a **central island with breakfast bar** — ideal for morning coffees, homework at the counter, and chatting while you cook. The kitchen also connects to a **practical boot room** — ideal after countryside walks, muddy paws, or busy school runs.

Upstairs, you'll find **four double bedrooms**, all with original wood flooring refurbished by the current owners — a lovely detail that continues the home's character throughout. The principal bedroom benefits from an **ensuite**, and there is also a **family bathroom**, both installed in 2018 — giving you that "move straight in" peace of mind.



About The Exterior

Arriving through a **secure dual gated entrance**, you immediately get that “this is home” feeling. The driveway provides **parking for multiple vehicles**, ideal for family life, visiting friends, or those with hobbies that need extra space. There’s a **log store** ready for cosy evenings by the fire, a **garage with overhead storage** for bikes, tools and outdoor kit, and a **raised front garden** with mature shrubs and lawn that creates a lovely sense of arrival.

And then there’s the setting — the kind that encourages slower mornings, long dog walks, and evenings watching the light change over the fields. It’s peaceful, open, and wonderfully timeless.

To the rear, stone steps lead up to a **beautifully established garden** that feels wonderfully private and peaceful, with a layout that’s been designed to make the most of the setting and the open countryside beyond. Featuring a generous **patio terrace** — an ideal spot for outdoor dining, morning coffee, or summer evenings with friends — with plenty of room for a table and chairs.

About The Area

Nestled in the rolling Nottinghamshire countryside, the picturesque village of Laxton (NG22) offers a rare, timeless charm as UK’s last remaining medieval open-field farming village. This peaceful, historic community is home to a highly regarded local pub, the Dovecote Inn, and offers a tranquil rural lifestyle surrounded by scenic walking trails. Despite its quiet country setting, it remains exceptionally well-connected, with easy access to the A1 and nearby Newark-on-Trent for fast rail links directly to London



[Click here to see the full property listing.](#)



Additional Services

Support to get you moving

Navigating the intricacies of buying or selling a house can be daunting, with numerous tasks demanding attention. Simplify the process by entrusting us to guide you through it. We offer a range of essential services, including connecting you with reputable mortgage brokers, experienced solicitors for legal matters, and dependable removal firms for a seamless transition. Our aim is to alleviate the complexities and uncertainties, allowing you to focus on the excitement of your new journey with confidence and peace of mind.

Mortgage Brokers

Securing the right mortgage is essential when buying a home, and we're here to help. Through our network of trusted third-party mortgage brokers, we connect you with professionals who specialise in finding the best deals. With personalised advice and access to competitive rates, we simplify the mortgage process, ensuring you make informed decisions that align with your financial goals. Let us streamline your mortgage search, guiding you towards homeownership with confidence.

Solicitors

Finding the right solicitor is essential for a smooth property transaction, and we're here to assist. Our network of reputable third-party solicitors specialise in property law, providing expert guidance tailored to your needs. From beginning to end, they ensure legal compliance and protect your interests throughout the process. Let us simplify the legal aspects of your property transaction, ensuring a seamless experience from start to finish.

Removals

Arranging reliable removal services is crucial when moving house, and we're here to simplify the process. Through our trusted network of third-party removal firms, we connect you with professionals who ensure a smooth moving experience. From packing to transportation, they handle every aspect efficiently, giving you peace of mind during this significant change. Let us streamline your moving experience, ensuring a hassle free transition to your new home.



Opening Doors Since 1790

About Walters Property

Welcome to Walters, where the legacy of over 230 years of excellence meets the contemporary dynamism of a forward-thinking estate agency. Our enduring commitment to traditional values and service is the cornerstone of our business, providing a foundation of trust and reliability that has withstood the test of time. At Walters, we understand the importance of embracing modern trends while preserving the essence of our longstanding heritage.

In 2025 Walters of Lincolnshire were accepted into the governments **"Buy With Confidence"** Scheme – and we're the first and only estate agent in Lincolnshire to achieve **Trading Standards Approved** status.



Emma Battersby

Area Director

newark@walters-property.com

01636 521 111

07878 471 607



PRS Property
Redress
Scheme



(more: trees)
MEMBER