



£475,000 Freehold

VALE VIEW WOBURN LANE | PLEASLEY | MANSFIELD | NG19 7RT

BuckleyBrown
ESTATE AGENTS

Occupying an elevated position on the edge of Pleasley village, Vale View is a spacious 3/4-bedroom detached bungalow enjoying far-reaching countryside views. Set within a generous plot of just over an acre, it offers a rare blend of privacy, flexibility, and rural charm—ideal for families, multi-generational living, or those combining home and work life.

The bungalow provides approximately 1722 sq ft of internal living space, arranged across a single level for ease and accessibility. Two gated entrances lead to a large driveway with parking for 20+ vehicles. Inside, two welcoming reception rooms offer warmth and versatility, while the kitchen/dining area features ample worktops, a breakfast bar, and patio doors to the garden. A separate study provides a quiet retreat for working from home.

There are three to four generous bedrooms, including a master with built-in wardrobes and en-suite WC. Two fully equipped bathrooms serve the rest of the home, making it ideal for busy households.

Externally, the property truly excels. The expansive garden offers a peaceful haven for outdoor living, with plenty of space for children to play, pets to roam, or for keen gardeners to create something special. The lower section of the garden has previously been used for equestrian purposes, with an outbuilding formerly serving as a stable.

A standout feature is the detached outbuilding, measuring approx. 1765 sq ft. It has served as a gym, playroom, and workspace. Or it could be converted back into a six-plus car garage or transformed into a self-contained annexe (STTP).

Located just minutes from the M1 and Railway Station, and within walking distance of the River Meden and Meden Trail Nature Reserve, Vale View offers countryside living with excellent connectivity. A rare opportunity with outstanding potential.

Whether you're seeking a forever family home, a place to grow your business, or a peaceful retreat, this property delivers on every front!





Hall
Spacious hallway with wooden flooring and feature archways.

Living Room 15'11" x 15'11"
Spacious carpeted living room with central heating radiators, windows to the front and side elevation. Large archway leading through to another sitting area/dining area.

Dining Room 8'6" x 16'2"
Second sitting room/ dining room with carpeted flooring, window looking into the kitchen/diner.

Hall
Study/Bedroom Four 8'6" x 15'7"
Additional space for a study/bedroom, windows to the front and rear elevation.

Kitchen/Dining Room 22'11" x 29'2"
Matching cabinets with ample worktop space, tiled splash-back, breakfast bar/island. Windows to the rear elevation. Open plan dining room with ample room for your desired dining furniture with patio doors to the side and rear elevation.

Bedroom One 13'3" x 10'9"
Spacious L shape bedroom with built in wardrobes, window to the front elevation. Sliding door with access to WC.

WC
Low flush WC and a window to the side elevation with and wash basin and cupboard.

Bedroom Two 9'7" x 12'1"
Spacious bedroom with built in wardrobes

and window to the rear elevation along with access to en suite.

Bedroom Three 13'3" x 11'8"
Spacious bedroom with built in wardrobes and window to the side elevation along with access to an en suite.

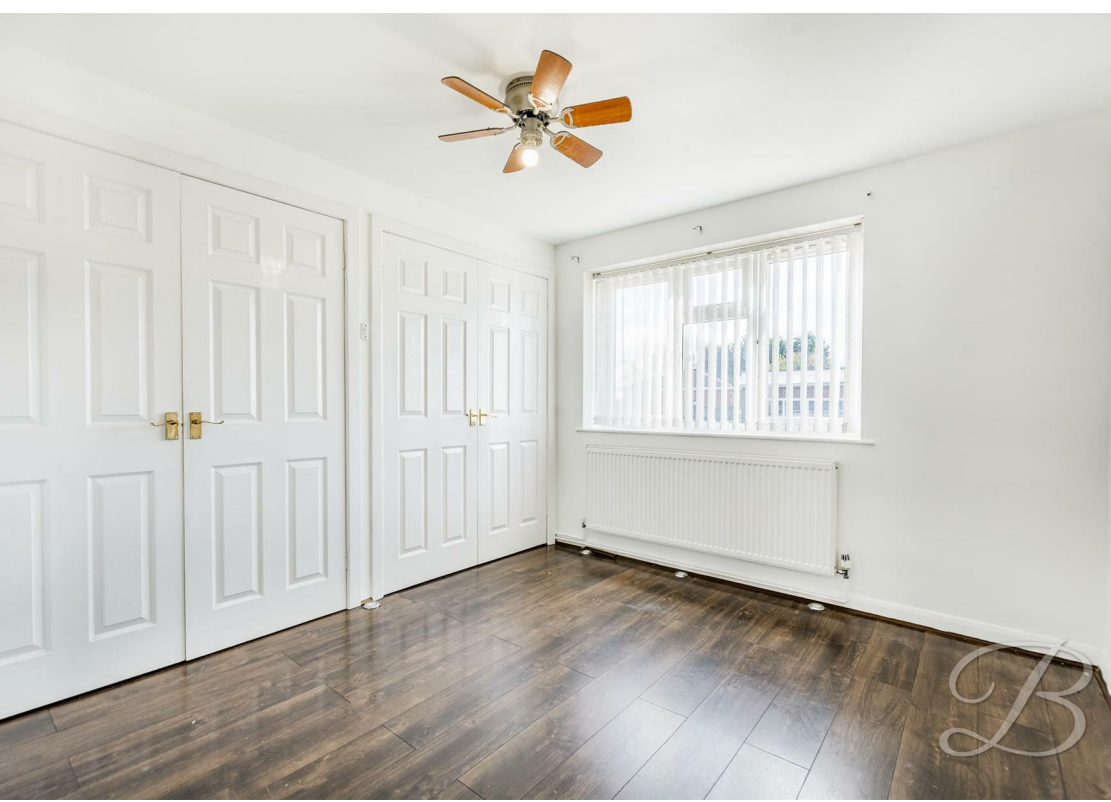
En Suite/Wet room 8'6" x 5'3"
Three piece jack and jill suite with shower, low flush WC and hand wash basin with access from second and third bedroom.

Bathroom 9'8" x 8'6"
Three piece suite with bath, low flush WC and hand wash basin. Two built in storage cupboards.

Outbuildings
Garage/Outbuildings- Ample storage

space for vehicles/tools etc...
Gym- Versatile room previously used as a gym.
Office/playrooms- Ample space.
Shower Room- handy shower room with shower, hand wash basin, urinal and low flush WC.
Shed/stables- Suitable for storage or livestock.
(Outbuildings have their own heating system- LPG)

Outside
Spacious driveway providing ample parking for multiple vehicles to the front and side of the property. The home also benefits from a large, well-maintained lawned south-west facing garden, offering plenty of space for all the family to enjoy.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	81
England & Wales		EU Directive 2002/91/EC	

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