



BY DESIGN

*Fleet House*

Low Street, Collingham, Newark, Nottinghamshire, NG23 7LS

# A rare opportunity to acquire Fleet House, a handsome Georgian country residence

A rare opportunity to acquire Fleet House, a handsome Georgian country residence of nearly 3,700 sq. ft., rich in character and charm, and occupying one of the most tranquil, sought-after positions in the conservation village of Collingham. The property enjoys meadow views to the front and unspoilt vistas towards the Grade I listed All Saints' Church to the side, creating an idyllic setting. The beautifully landscaped, walled gardens of approximately 0.5 acres offer a secluded, elevated position with extensive lawns, multiple entertaining areas, and a brick-built garage. Conveniently located just five miles from Newark's high-speed rail service to London King's Cross (approx. 75 minutes).























# Accommodation

A rare opportunity to acquire Fleet House, a handsome Georgian country residence of nearly 3,700 sq. ft., rich in character and charm, and occupying one of the most tranquil, sought-after positions in the conservation village of Collingham. The property enjoys meadow views to the front and unspoilt vistas towards the Grade I listed All Saints' Church to the side, creating an idyllic setting. The beautifully landscaped, walled gardens of approximately 0.5 acres offer a secluded, elevated position with extensive lawns, multiple entertaining areas, and a brick-built garage. Conveniently located just five miles from Newark's high-speed rail service to London King's Cross (approx. 75 minutes).

Upon entering Fleet House, you are welcomed by a well-appointed boot room. The open-plan family kitchen is a true hub of the home, ideal for gatherings and everyday living. It is equipped with a range of base, and tall units, a Belfast sink, and solid stone work surfaces. The kitchen is further enhanced by a walk-in pantry, views towards the church, and a roof lantern that fills the space with natural light. Flowing from the kitchen is a sitting room with a living flame gas fire, creating a warm and welcoming space. Both the kitchen/diner and adjoining sitting room benefit from underfloor heating.

The grand reception hallway, with flagstone flooring and a charming library area, provides access to the ground floor's three generous reception rooms: a double-aspect games room with wood-burning stove; a formal dining room in the front quadrant with walk-in bay window and wood-burning stove; and a light-filled living room, also with dual-aspect views and a wood-burning stove. The ground floor also includes a utility room, cloakroom/WC, and cellar.

An elegant original staircase leads to the first floor and a spacious split-level landing. The principal suite boasts double-aspect views, a walk-in dressing room with adjacent walk-in wardrobe, and a luxurious four-piece bathroom with freestanding bath and shower cubicle. Bedroom two, an ideal guest suite, enjoys original open fireplace, double-aspect views and en suite shower room facilities. Bedrooms three and four, both double rooms with original open fireplaces, along with bedroom five (currently used as a home office), share a spacious four-piece family bathroom.

Outside, the home is accessed via White Hart Lane and enjoys a private driveway with ample off-street parking. The walled gardens wrap around the property with expansive lawns, a variety of native trees, multiple entertaining areas, and a brick-built garage with further parking.

Agents Note: The property has been meticulously restored by the current owners, allowing buyers to move in with ease. Notable improvements include the addition of 75mm thermal insulation boarding to principal rooms, installed as part of a thoughtful room-by-room restoration. Additionally, much of the glazing has been replaced with bespoke, conservation-grade double-glazed windows, crafted from durable solid Akoya wood, known for its exceptional longevity and performance.













# Location, Schooling & Services

Collingham is a well-equipped and picturesque conservation village, popular with commuters for its rural charm and excellent connectivity. Fleet House is located on quiet, desirable Low Street, offering both peace and proximity to amenities. The village provides a well-stocked Co-op, a medical centre, primary and pre-schools, two public houses (The King's Head and The Royal Oak), as well as cafés, a gym, library, hairdressers, beauty salon, and a variety of sports facilities. Just five miles north of Newark, Collingham is ideally placed for commuters.

The village has its own train station with services to Lincoln and Newark, and direct trains to London King's Cross in around 75 minutes. Excellent road links via the A1 and A46 offer quick access to Lincoln, Newark, and the M1 corridor. For recreation, Collingham is well served, with a football club, bowls club, tennis courts, and a cricket club at nearby Dale Field. A generous children's play park with skate ramp offers great family space.

## Schools

Primary: John Blow Primary School, Collingham (Ofsted: Good) | Secondary: Tuxford Academy and Sir William Robertson Academy (both Ofsted: Good), Newark and Magnus Academy (also Good) | Grammar: Grantham and Sleaford grammar schools (approx. 20 miles) | Independent: Highfields Prep School (Newark), The Minster School (Prep & Senior, Lincoln)

## Services

Gas central heating, electricity, water and drainage  
Local Authority: Newark and Sherwood District Council  
Tenure: Freehold  
Council Tax Band: G | Epc Rating: C | Sat Nav: NG23 7LS



















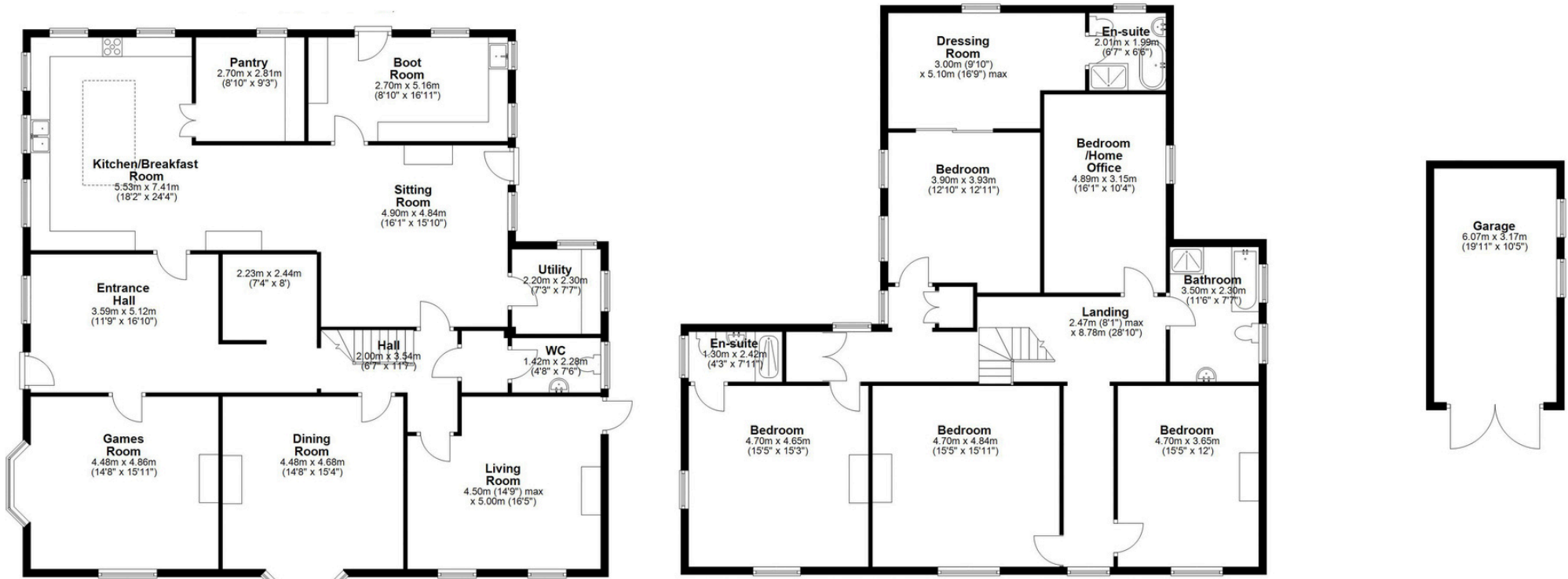
# 72 LOW STREET COLLINGHAM

GROUND FLOOR = 192.8 SQ M/ 2075.6 SQ FT

FIRST FLOOR = 155.0 SQ M/ 1668.8 SQ FT

OUTBUILDING = 19.2 SQ M/ 207.1 SQ FT

TOTAL = 367.1 SQ M/ 3951.5 SQ FT







BY DESIGN

Adam Lascelles

[adam.lascelles@bydesignhomes.com](mailto:adam.lascelles@bydesignhomes.com)

01522 412802 | 07897 340172

[ByDesignHomes.com](http://ByDesignHomes.com)

National audience  
*local knowledge*