



Rex Gooding

22 Moor Lane, Bunny, NG11 6QX

Guide Price: £425,000

This charming three-bedroom detached bungalow occupies a tranquil position in the highly sought-after village of Bunny, nestled in the heart of Nottinghamshire's picturesque countryside. The property sits on a generous plot that enjoys the privilege of adjoining open countryside, offering residents immediate access to beautiful rural walks and an unparalleled sense of space and privacy that is increasingly rare to find so close to a major city.

Bunny itself is a delightful village community with a rich heritage dating back to the Domesday Book of 1086, where it was recorded as Bonei, meaning either 'reed island' or 'island on the river Bune'. This historic settlement has evolved into a thriving modern village that perfectly balances rural charm with practical convenience. The village maintains a strong sense of community spirit, evident in its active parish council, village hall events, and local groups that bring residents together throughout the year.

The village offers excellent everyday amenities that make rural living surprisingly convenient. The local Bunny General Store provides essential daily requirements, while the popular Ranccliffe Arms serves as both a welcoming public house and restaurant, creating a natural focal point for the community. For families, the outstanding Bunny Church of England Primary School offers excellent education for children aged 4 to 11, including nursery provision, and maintains strong links with the village's historic church, creating a nurturing environment where children can thrive.

Location wise, Bunny enjoys the best of both worlds, being ideally positioned just seven miles south of Nottingham city centre via the convenient A60 corridor. This provides residents with swift access to all the employment opportunities, shopping, dining, and cultural attractions that Nottingham has to offer, while maintaining the peaceful rural lifestyle that makes coming home such a pleasure. For more extensive shopping needs, West Bridgford with its excellent Sainsbury's supermarket and diverse high street is just a short 15-minute drive away.

The property itself presents a wonderful opportunity for those seeking a comfortable family home in a peaceful setting. The accommodation comprises a welcoming entrance hall that leads to a spacious lounge diner. There is a separate kitchen and three well-proportioned bedrooms offer flexible living arrangements suitable for families, those working from home, or anyone requiring additional space for hobbies and interests. A family bathroom completes the internal accommodation.

What truly sets this property apart is the substantial plot and its unique position adjoining open countryside. The generous grounds provide a wonderful private outdoor space where families can enjoy extensive gardens that merge seamlessly with the surrounding landscape. The rural setting ensures peace and tranquility, while the mature gardens offer endless opportunities for keen gardeners to cultivate their own piece of countryside paradise.

The rural setting ensures peace and tranquillity, yet the village's position means you're never far from essential services. The nearby Rushcliffe Country Park offers additional recreational opportunities with its walking trails and adventure playground, perfect for families seeking outdoor activities. Regular bus services connect the village to Nottingham, making it an attractive option for commuters who prefer to leave the car at home.

Being offered for sale with no upward chain, this property represents a rare opportunity to secure a piece of Nottinghamshire's countryside while remaining connected to modern conveniences. The combination of the characterful village setting, the substantial gardens, and the immediate access to open countryside makes this an exceptional find for those seeking to escape the hustle and bustle while maintaining easy access to urban amenities.

- Charming three-bedroom detached bungalow in the sought-after village of Bunny, Nottinghamshire
- Generous plot adjoining open countryside with immediate access to rural walks and privacy
- Historic village with excellent amenities including local store, Ranccliffe Arms pub, and outstanding primary school
- Ideally located just seven miles south of Nottingham city centre via the A60 corridor
- Spacious accommodation featuring entrance hall, lounge diner, kitchen, three bedrooms, and family bathroom
- Substantial mature gardens that merge seamlessly with the surrounding countryside landscape
- Peaceful rural setting with nearby Rushcliffe Country Park and regular bus services to Nottingham
- Offered for sale with no upward chain, providing immediate access to Nottinghamshire countryside living



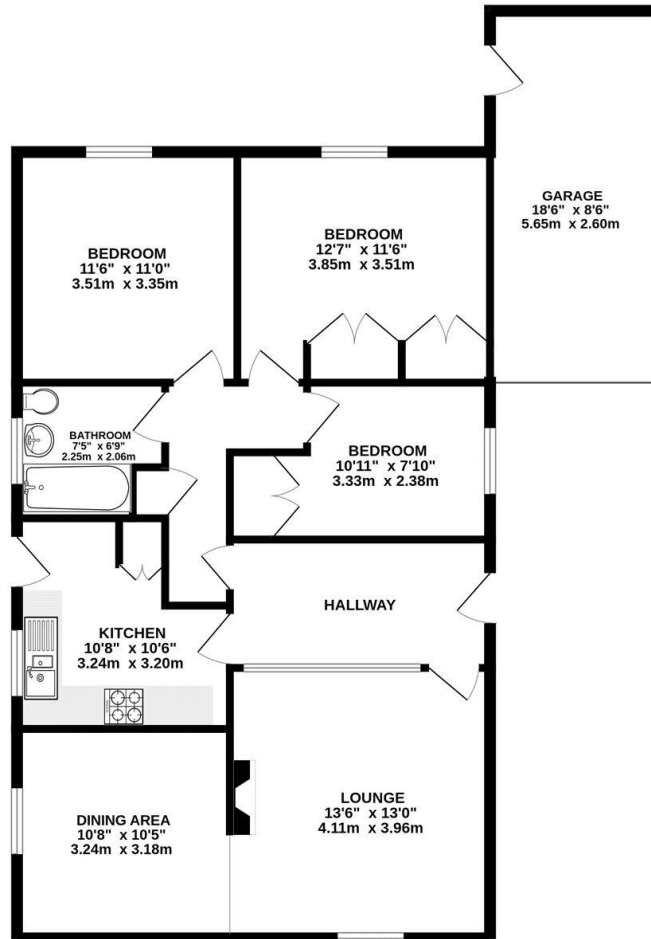








GROUND FLOOR
1081 sq.ft. (100.4 sq.m.) approx.



TOTAL FLOOR AREA: 1081 sq.ft. (100.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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