



Scylla House
Grantham Road | Whatton in the Vale | Nottingham | NG13 9EU

FINE & COUNTRY

SCYLLA HOUSE



An important and classic Nottinghamshire residence presented to an exceptionally high standard throughout offering generous and flexible living accommodation, set in some 1.6 acres on the edge of a sought after and unspoilt village.



KEY FEATURES

SCYLLA HOUSE

Scylla House is a stunning village home of immense quality and style. The house has an impressive and prominent frontage, overlooking private formal gardens and grounds. Internally the property showcases period accommodation which echoes the elegance and grace from the era of construction. Original features include high ceilings, ornate ceiling detail, sash windows and many feature fireplaces.

GROUND FLOOR ACCOMMODATION

To the ground floor a fine reception hall gives an immediate indication to the calibre of accommodation on offer and provides access to all ground floor rooms. The property features two formal reception rooms providing a glorious drawing room and snug, both of which benefit from fine feature fireplaces. In addition is a study and home cinema. Without doubt the heart of the home is the impressive living kitchen – a perfect space for modern day family living, with well-defined kitchen and dining/ living areas, again benefiting from a feature fireplace housing a log burning stove as well as a bay window providing lovely views over the gardens. The kitchen area is substantial and well equipped with extensive wall and base mounted units beneath granite worktops and benefiting from a range of integrated appliances. The ground floor accommodation is completed with practicalities including a guest cloakroom and utility room.

FIRST FLOOR ACCOMMODATION

A fine original staircase gives access to an impressive first floor landing with further reception area and feature skylight. Steps continue up to a luxurious main bedroom suite with stylish en suite bathroom and a dressing area with comprehensive built in storage. There is a guest bedroom suite with en-suite shower room and adjacent dressing/ study area. Completing the first floor accommodation are three further double bedrooms sharing the use of a high quality family bathroom.



























GARDENS & GROUNDS

Scylla House is approached via an in – out driveway with twin electric entrance gates. The property enjoys stunning south facing garden and grounds, with a large formal terrace immediately to the front elevation, ideal for outdoor entertaining. The gardens provide the perfect setting for such a fine period home being beautifully manicured and maintained, with large level lawns, a variety of mature trees and heavily stocked borders providing seasonal colour. To the side steps lead down to a further terraced area which is also home to an outdoor heated swimming pool (installed in 2017) with further entertaining area including a timber outdoor bar. The gardens continue into a less formal area, screened by extensive shrubbery. To the rear of the property is a further courtyard garden with a range of useful brick-built stores. The property also has the benefit of a detached double garage.

PADDOCK

The property features a fenced paddock which can be accessed from the garden as well as a separate access onto Grantham Road.

LOCATION

Whatton in the Vale is a small and unspoilt village protected by Conservation Area designation close to an extensive range of retail amenities/professional services in the surrounding market towns of Bingham, Grantham and Newark with direct access into the regional centres of Nottingham and Leicester. In turn Grantham a short distance across country to the east of the village offers useful access to the A1 national road network and a direct rail link into London Kings Cross in a scheduled journey time of 75 – 80 minutes.

SERVICES

Gas fired central heating, mains water, electricity and draining are understood to be connected.

TENURE

Freehold.

COUNCIL TAX BAND

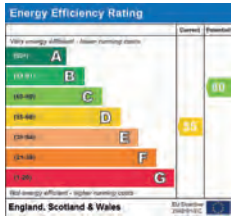
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Scylla House, Whatton-in-the-Vale
Approximate Gross Internal Area
Main House = = 376 sq.m/4047 sq.ft
Garage = 29 sq.m/312 sq.ft
Total = 405 sq.m/4359 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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