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Woodlands
Lowdham Lane | Woodborough | Nottinghamshire | NG14 6DN

Woodlands

Woodlands stands as a magnificent 5-bedroom detached Georgian dwelling that has undergone a complete revitalisation in recent years.

Ground Floor Accommodation

A striking portico entrance with a period-style door, welcomes you into the grand reception hallway that spans the full depth of the property, leading to a rear entrance ideal for access from the garage. The hallway boasts marble-tiling with underfloor heating, deep skirting, a built-in cloaks cupboard, and a period-style staircase ascending to the first-floor galleried landing. Period-styled doors lead to various rooms, including the living kitchen, study, family room/gym, guest WC/wet room, laundry room, and cellar. The study enjoys a dual aspect offering views to the front and a double-sided chimney breast featuring a wood-burning stove. Open doorways either side of the central chimney lead into the snug, a versatile reception area with a window to the side and direct access to the gym area with side window. The stunning living kitchen is generously proportioned, creating a light and airy open-plan space perfect for everyday living and entertaining. It features double-glazed sash windows to the front with picturesque views, as well as aluminium bifold doors to the side leading to the garden and marble tiled floor with underfloor heating. The living area accommodates both seating and dining functions having an ornate fireplace with working fire. The kitchen itself is beautifully appointed with a generous range of contemporary shaker-style units, extensive quartz preparation surfaces, a matching large central island which seats six people and incorporates a Quooker boiling tap. Furthermore, there is a Rangemaster cooker, Miele combination microwave, coffee machine, integral dishwasher, wine cooler and American fridge-freezer. Completing the ground floor is a well-appointed WC/wet room and a spacious laundry room. The WC/wet room offers versatility, featuring a shower wet area with a rainwater rose. The laundry room boasts a range of preparation surfaces, a Belfast sink, storage cupboards, washing machine, tumble dryer and access to an airing cupboard.

First Floor Accommodation

Upon reaching the first floor, you're welcomed by a magnificent galleried landing that grants access to five double bedrooms, a lavishly appointed









family bathroom, and a balcony offering stunning panoramic views and a perfect place to relax. The spacious principal bedroom suite has views spanning the front and side elevations, features a wood-burning stove and has an elegantly designed ensuite bathroom boasting twin freestanding roll-top slipper baths and separate shower cubicle. Bedrooms two and three each enjoy dual aspects and share a Jack and Jill ensuite, which also features a roll-top double-ended bath and a separate shower cubicle. In addition, there are two more bedrooms and a luxuriously appointed bathroom. The bathroom is equipped with a freestanding double-ended slipper bath, large shower cubicle having rainwater rose/body jets, a vanity unit with his and hers wash basins, traditional-style wall panelling and built-in linen cupboard.

Outside

The property is accessed by a tree lined private driveway which sweeps to a prominent position offering immediate access to the portico house entrance, incorporating a turning circle and offering ample parking. The driveway continues to the side and rear aspect providing further parking or storage for a large vehicle with access to a substantial detached double garage and a useful workshop/store. The plot and formal gardens extend to a 3.8 acres, which surround the property and are easily accessible from the living kitchen, featuring an abundance of trees and shrubs, incorporating an outdoor swimming pool and enjoying panoramic views across surrounding countryside.

Location

Woodborough is a highly regarded village set in unspoilt undulating countryside, some eight miles north-east of Nottingham. The village been successful in "Best Kept Village" competitions over previous years and is much loved by residents, both long-standing and recent. There are an excellent range of amenities, comprising of two public houses, village shop/post office, village hall, tennis club, 'active' churches, pre school and C of E primary school. The village is well placed particularly for commuting, especially into Nottingham with convenient road links to the A46 and A52. In turn, the surrounding regional centres of Southwell, Newark on Trent, Mansfield and Grantham (with A1 connection southbound) are accessible from the house - as is the M1 Motorway network and the East Midlands Airport.

Tenure

Freehold

Services

Oil fired central heating, electricity, water connected. The property has a private drainage system.

Distances

Bingham 8 miles, Nottingham 8 miles, Mansfield 12 miles, Newark 16 miles, Derby 24, Leicester 32 miles



Woodlands, Lowdham Lane, Woodborough
Main House = 308 sq.m/3315 sq.ft
Outbuilding = 69 sq.m/743 sq.ft
Garage = 51 sq.m/549 sq.ft
Total = 428 sq.m/4607 sq.ft

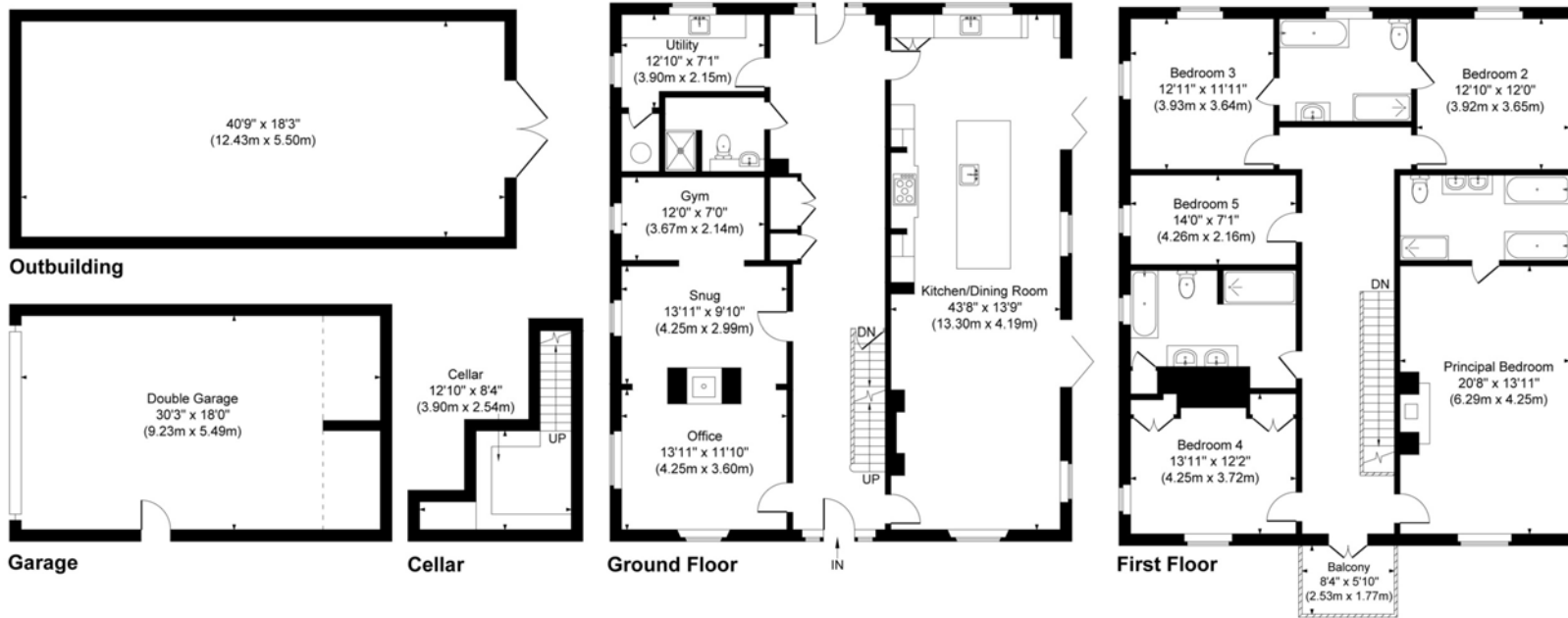


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	80
(55-68)	D		
(39-54)	E		
(21-38)	F		



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