



White Beams

A superb detached family home standing within the centre of Colston Bassett, one of the region's most highly regarded village locations.

- High Quality Detached Family Home
- Four Reception Rooms
- Contemporary Living Kitchen
- Garden Room
- Five Bedrooms & Five Bathrooms
- Delightful South Facing Gardens
- Double Garage
- Highly Regarded South Nottinghamshire Village

DESCRIPTION

White Beams offers extremely spacious, bright and contemporary living accommodation arranged over two levels with superb living environment ideal for modern day family occupation. The property offers the opportunity to purchase a high quality family home that oozes quality and style throughout.

GROUND FLOOR ACCOMMODATION

An attractive oak porch provides access to a generous reception hallway providing immediate access to a large family room with patio doors providing direct access and views of the garden. This central reception room provides access to a further sitting room, music room, and a stunning and spacious living kitchen with contemporary wall and base mounted units and a full range of high quality integrated appliances. This area without doubt forms the heart of the home and opens an adjacent garden room which enjoys fine views and direct access into the beautifully maintained grounds. The ground floor accommodation is completed with a study, utility room and guest cloakroom.





KEEP CALM
AND
SCOFF
PASTIES

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FIRST FLOOR ACCOMMODATION

To the first floor is a superb master bedroom with comprehensive built in storage, Juliet balcony and high quality en suite shower room. There are four further good sized bedrooms, two of which benefit from en suite bathrooms, as well as an extremely generous and high quality family bathroom.

GARDENS & GROUNDS

White Beams stands within an extremely private plot and is approached through double timber gates providing access to a gravelled parking forecourt with ample room for a number of vehicles as well as providing access to an attached double garage. To the rear of the property are stunning landscaped gardens with a nice variety of mature trees and specimen shrubs as well as various terrace and seating areas which benefit from sunlight at different times throughout the day. The gardens are south facing and border open countryside providing lovely peaceful views.

LOCATION

Colston Bassett is one of Nottinghamshire's most highly regarded villages set to the south of the county being well placed for ease of access into West Bridgford and the City of Nottingham. Within the village is the renowned Martin's Arms pub as well as the award winning Stilton dairy and the Colston Bassett Independent Preparatory School serving ages 4 to 11. More comprehensive schooling facilities are available in the nearby villages of Cropwell Bishop, Cotgrave and the market town of Bingham. The village is well known for its lively community spirit with a number of social clubs and sporting clubs including a village cricket team and croquet club with events taking place all year round. The village is strategically well placed for the Region's commercial and retail centres with fast road access to main centres including Nottingham, Leicester and Lincoln. The recently improved A46 dual carriageway is also within easy reach which opens onto further road networks including the A52, M1 and A1 motorways as well as Nottingham East Midlands Airport. For those wishing to travel by rail the East Coast Mainline at Grantham is available close by.

DIRECTIONS

From the A46 follow the signs for Colston Bassett. On entering the village follow the road left at The Cross and White Beams can be found just after the village church on the right hand side.

SERVICES

Mains electricity, water, oil fired central heating and drainage are understood to be connected.

TENURE

Freehold.

VIEWINGS

Strictly by appointment with Fine & Country Nottingham.



White Beams, Colston Bassett
Approximate Gross Internal Area
Main House = 289 sq.m/3111 sq.ft
Garage = 51 sq.m/548 sq.ft
Total = 340 sq.m/3659 sq.ft

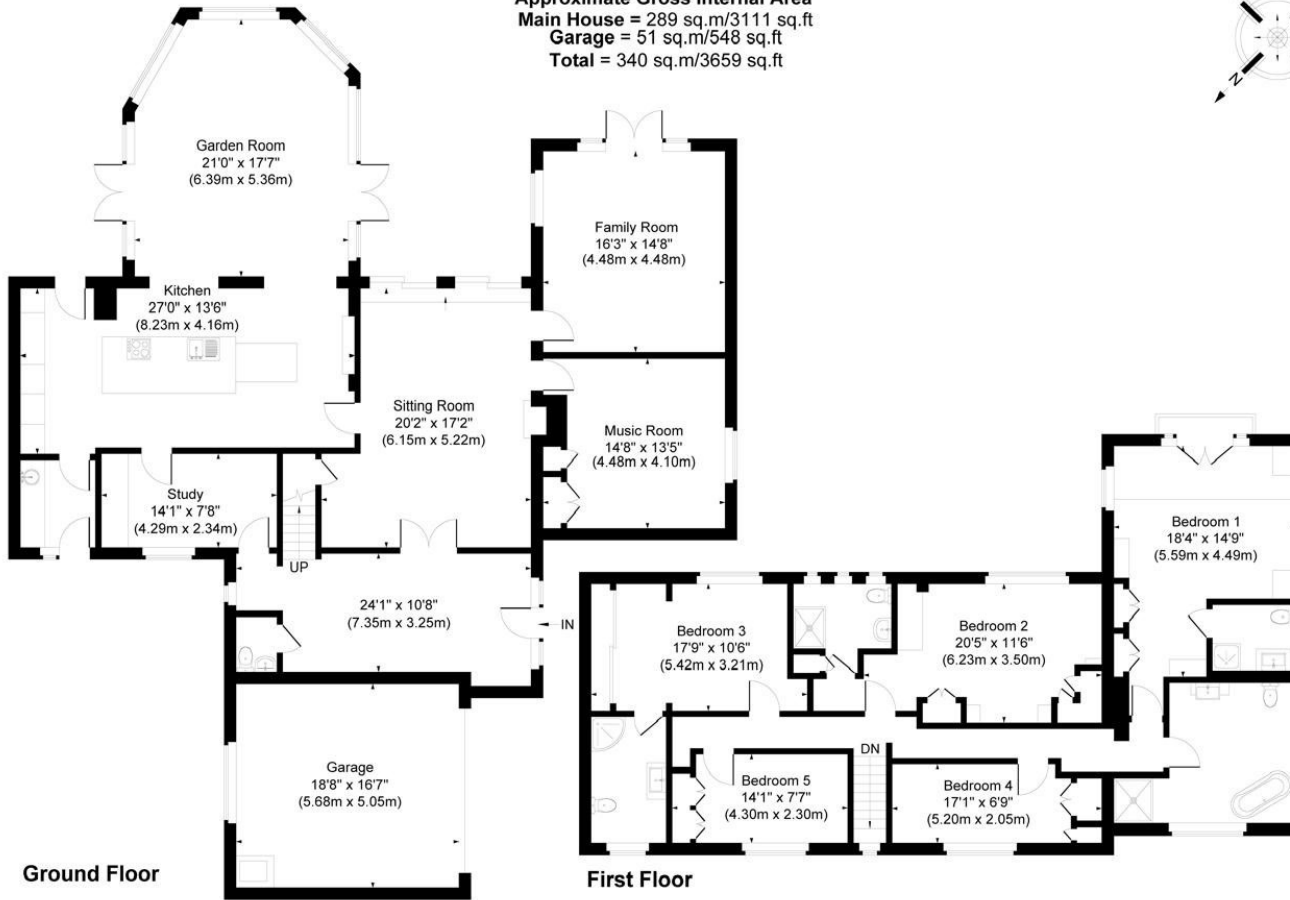
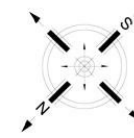


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		69



Fine & Country
Tel: 0115 9822824
nottingham@fineandcountry.com
The Old Barn Brook Lane Stanton on the Wolds NG12 5SE

fineandcountry.com