



Kingston Tower  
6 Kingston Hall | Kingston on Soar | NG11 0DJ

FINE & COUNTRY  
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# Step inside

## Kingston Tower

### DESCRIPTION

Kingston Hall is a Grade II Listed mansion that has been carefully subdivided thus creating an opportunity to own what was previously reserved for aristocracy. Kingston Tower forms part of the original estate of Lord Belper. The Hall was designed by renowned architect Edward Blore, special architect to Queen Victoria who had worked on Windsor Castle and who took over the completion of Buckingham Palace. The apartment is arranged over four floors, with external and internal architectural detailing including original stone window surrounds, fine high ceilings and feature fireplaces.

This four bedroom home offers extremely spacious and impressive accommodation, retaining its original splendour, but is now ready for a course of updating in parts offering the future occupiers a superb opportunity to create a very special residence.

Kingston Hall is approached via a long driveway leading to a large centred turning circle. Externally the property features a private courtyard garden as well as a private garden to the front with superb open views, ample private off road parking and allocated double garage. The property also benefits from the use of Kingston Hall's communal gardens and grounds as well as the use of a recently refurbished communal indoor heated swimming pool.

### PARKLAND SETTING

Kingston Hall stands within delightful communal grounds extending to approximately 16 acres

including landscaped gardens planted with shrubberies and a wide variety of mature trees that include spruce, fir, beech, Turkey oak, Cedar of Lebanon and Wellingtonia etc...

### LOCATION

This small picturesque village located on the Leicestershire/Nottinghamshire border is ideally situated for the commuter with the East Midlands commercial and retail centres close to hand. The property offers ease of access to both Birmingham International and East Midlands Airports as well as major commuter routes including junction 24 of the M1 (3.5 miles) and East Midlands Parkway Rail Station (2.7 miles). Close by are a number of notable independent schools and the nearby village of Kegworth (2 miles) offers a variety of shops.

### TENURE

The property is available on a 999 year lease that was set up in 1978 and owners make up Kingston Hall Management Ltd which owns the freehold. There is a service charge of £275 p/month that includes water usage, buildings insurance and maintenance of all communal grounds, swimming pool and shared elements of the building including the roof.

### SERVICES

The property has mains electricity, water, gas and there is a private drainage system.

### VIEWINGS

Strictly by appointment with Fine & Country Nottingham.



**6 Kingston Hall, Gotham Road, Kingston on Soar**  
**Approximate Gross Internal Area**  
 Main House = 339 sq.m 3650 sq.ft  
 Garage = 28 sq.m 299 sq.ft  
 Total = 367 sq.m 3949 sq.ft

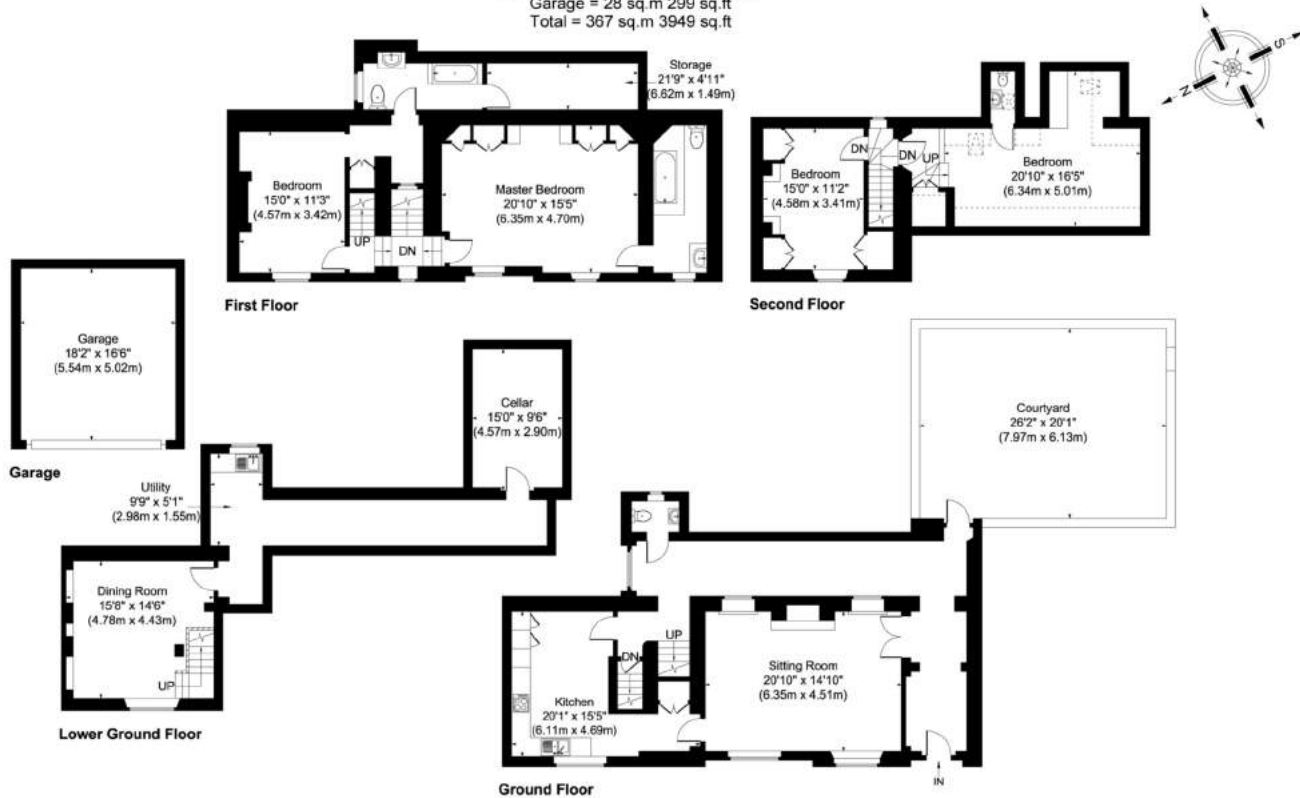


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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