



KIGHILL LANE | RAVENSHEAD | NOTTINGHAM | NG15 9HN

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SOMETHING VERY SPECIAL.. Nestled in the idyllic village of Ravenshead, this individually designed, exceptional four-bedroom detached home offers a luxurious and serene retreat that is encompassed by an approximate six acres of picturesque land. This property exudes elegance and privacy, and truly must be seen to be fully appreciated, boasting an incredible internal layout with multiple reception rooms, and a wonderful indoor swimming pool. Words simply can't do this unique property justice enough.

Upon entry, you will be welcomed to two excellent living areas, both of which offer cosy feature fireplaces and sliding doors that lead out to the rear garden, creating a seamless transition to the rear garden. The kitchen/diner is equally as impressive, boasting an extensive range of matching units, along with integrated appliances, breakfast bar and ample dining space to enjoy casual dining with family and friends. You'll also gain access to an excellent utility with lots of space and additional appliances and storage. The separate dining room is perfectly suited for more formal occasions, whilst the office provides the ideal study space with a fitted desk and storage. The real show-stopper is the pool area where you'll find a remarkable indoor swimming pool that ensures endless leisure opportunities. A separate shower room and WC add practicality to the pool area.

The first floor reveals four generously sized double bedrooms, with one featuring its own ensuite for ultimate comfort. A separate family shower room further enhances the convenience of this home.

Heading outside, the property offers an expansive plot of land, accented by beautiful lawned gardens. The presence of horse stables only adds to the allure of country living. A private driveway with electric gate ensures security and tranquility, with ample parking space also complemented by the double garage. The property is also equipped with security cameras, offering peace of mind.

Viewing is a must.





Entrance Hall

Spacious with fitted carpets, central heating radiator, stairs leading up to the first floor, and access into;

Living Room 20'6" x 23'1"

With fitted carpets, feature fireplace with beautiful surround and hearth, central heating radiator, two windows to the front elevation and sliding doors leading out to the rear garden.

Office 10'4" x 12'10"

With fitted carpets, fitted desk and storage units, central heating radiator and window to the rear elevation.

WC

Complete with a low flush WC, hand wash basin and opaque window to the front elevation.

Sitting Room 13'5" x 27'10"

With fitted carpets, feature fireplace with stunning full wall brick surround, two central heating radiators and sliding doors leading out to the rear garden.

Dining Room 13'2" x 13'7"

With fitted carpets, central heating radiator, window to the front elevation and windows to the side elevation looking into the hallway.



Kitchen 8'3" x 10'0"

Incredible space complete with an extensive range of matching wall and base units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated eye-level double oven, integrated microwave and dishwasher, hob with extractor fan above, breakfast bar, ample dining space with fitted seating, downlights, two central heating radiators and three windows to the front and side elevation.

Utility 8'3" x 13'5"

Spacious and complete with a range of matching wall and base units providing additional storage space, inset sink and

drainer, space and plumbing for additional appliances including washing machine, tumble dryer and fridge-freezer, central heating radiator and access through to;

WC

Complete with a low flush WC and hand wash basin.

Shower Room

Complete with a fitted shower cubicle and full-height tiling.

Pool 26'5" x 64'0"

Magnificent room with a full-sized swimming pool, lighting, four central heating radiators, window to the rear elevation and doors leading outside.



Landing 9'9" x 15'5"

With fitted carpets, downlights and access into;

Master Bedroom 14'11" x 20'2"

With fitted carpets, central heating radiator, two windows to the rear elevation and access into a private ensuite facility.

Ensuite 6'5" x 9'9"

Complete with a fitted walk-in shower cubicle, fitted corner bath, low flush WC, bidet, vanity hand wash basin, chrome heated towel rail and two velux windows.

Bedroom Two 19'7" x 24'1"

Double room with fitted carpets, fitted wardrobes, central heating radiator and

dual aspect windows to the side and rear elevation.

Bedroom Three 19'5" x 24'1"

Double room with fitted carpets, fitted wardrobes, central heating radiator and triple aspect windows to the front and side elevation.

Bedroom Four 9'9" x 16'8"

With fitted carpets, fitted wardrobes, central heating radiator and window to the rear elevation.

Shower Room 7'4" x 14'1"

Complete with a fitted walk-in shower cubicle, low flush WC, bidet, vanity hand wash basin, full-height tiling and opaque window to the front elevation.

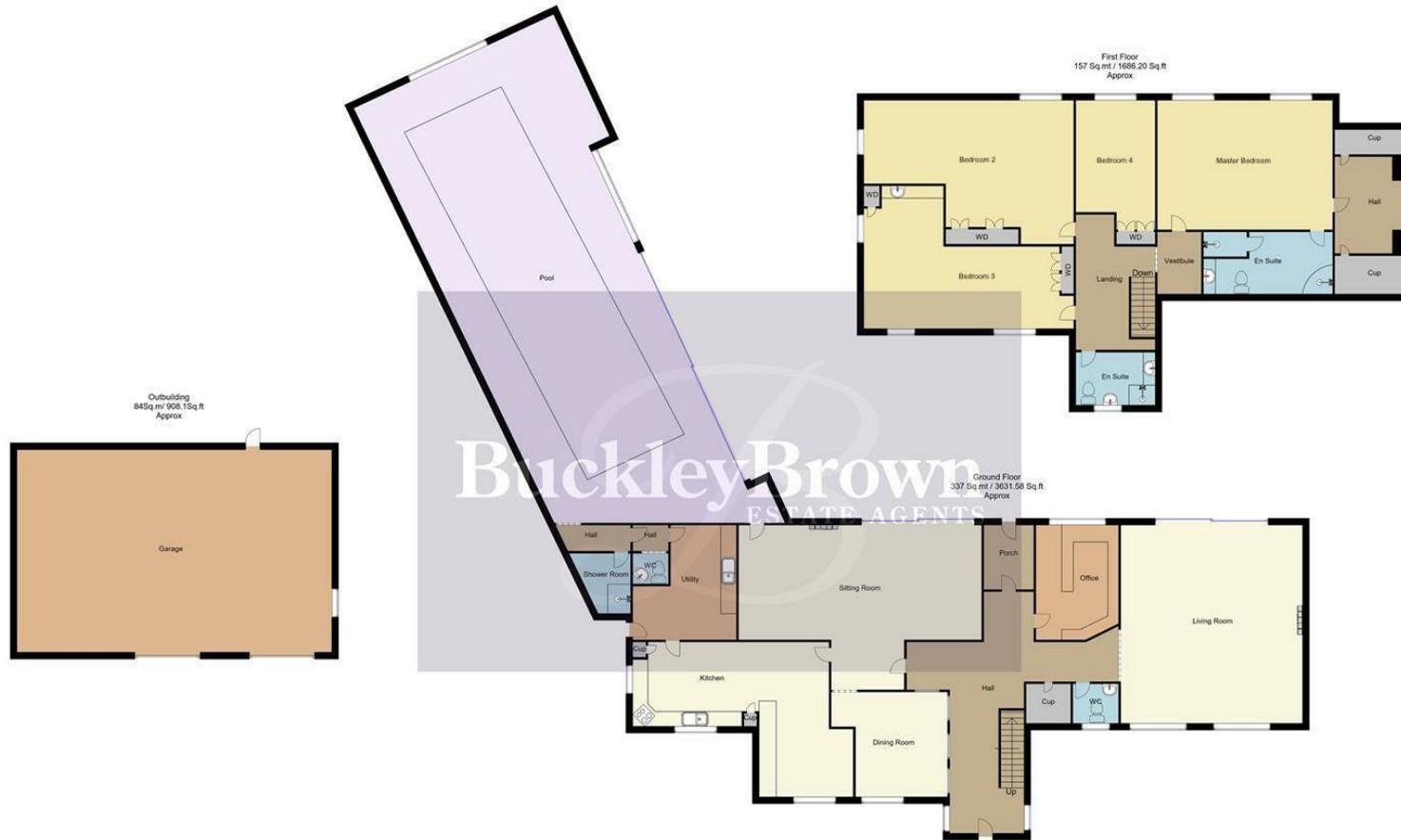


Outside

Boasting an incredible approximate six acres of land, this property benefits from an extensive amount of greenery, with far-reaching views, a vast display of surrounding mature trees and shrubbery, along with patio seating areas and horse stables. A truly breathtaking setting that can be utilised in multiple ways, and is the dream for equestrian lovers. The property is located down a long, private drive with an electric gate and has the advantage of a double garage (7.20 x 14.70) for both parking and secure storage, along with an excellent driveway providing further additional off-road parking space for both residents and guests. There's also security cameras for extra peace of mind.







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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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