



CROW HILL DRIVE | MANSFIELD | NG19 7AE

**BuckleyBrown**  
ESTATE AGENTS

A HOME OF TRUE DISTINCTION!.. Proudly presenting this exquisite seven-bedroom Victorian home, nestled in the sought-after conservation area of Mansfield. This Grade II listed gem stands proudly on a beautifully maintained, approximate 0.7-acre plot, offering a blend of historic charm and comfort for even the largest of families.

Upon entry, you will be welcomed to a beautiful ground floor that will instantly impress with its high ceilings and carefully designed spaces. The kitchen boasts shaker style units, elegant granite and quartz worktops, along with high-specification appliances including Fisher and Paykel double drawer dishwasher and negotiable Total Control Electric Aga. A fantastic space to enjoy cooking up family meals. The property will further impress with its wonderful lounge, drawing room and dining room, all adorned with original fireplaces. Additionally, you'll find a functional office room, a bright and airy orangery, and excellent games room, providing lots of space for both relaxing and entertaining. Furthermore, you'll gain access to a pantry, shower room and cellar.

The first floor hosts an incredible seven bedrooms, two of which boast ensuite bathrooms for added luxury and comfort. The fifth bedroom has been wonderfully transformed into a cinema room, complete with a screen for entertainment. A family bathroom with separate WC, and an additional WC cater to the needs of a large household. The expansive loft space provides opportunity for an extra floor or excellent storage space. Head up the stairs to unique tower where you can enjoy 360° views over the stunning grounds.

The property is equally as enchanting as you step outside, resting on its expansive and private, approximately 0.7-acre plot and boasting magnificent lawns and charming patio seating areas to enjoy outdoor gatherings with family and friends. In addition, there's both a double and single garage, laundry room, generous driveway, alarm system and CCTV cameras for peace of mind.





#### Porch

Ground floor totals 254sqm. With access to;

#### Main Hallway 6.45 x 6.45 (21'1" x 21'1")

Spacious area with herringbone flooring, wooden beaming, central heating radiator and access to first floor via the main staircase with two stained glass windows to the front elevation.

#### Lounge 4.22 x 5.22 (13'10" x 17'1")

With fitted carpets, feature fireplace with gas stove, wooden panelling, two central heating radiators, coving and two windows to the side elevation.

#### Dining Room 5.78 x 7.32 (18'11" x 24'0")

With wooden plank flooring, feature fireplace, coving, three central heating radiators and three great bay windows to the side elevation.

#### Orangery 3.09 x 6.42 (10'1" x 21'0")

With windows overlooking the grounds, exposed

stone feature wall, window looking into the drawing room, door leading into the hallway and a door leading outside.

#### Drawing Room 5.05 x 6.83 (16'6" x 22'4")

With carpet to flooring, feature open fireplace, alcove, coving, central heating radiators and four windows to the orangery, side and rear elevation.

#### Second Hallway

With Amtico flooring, access down to the cellar, access via the second staircase up to the first floor, doors leading out to both the front and side elevation and access to;

#### Cellar 3.52 x 3.97 (11'6" x 13'0")

With ample storage space and a door leading outside. Total size 23sqm

#### Kitchen 4.80 x 5.56 (15'8" x 18'2")

Complete with an extensive range of attractive shaker style units and cabinets with complementary granite and quartz worktop over,

inset sink and drainer with mixer tap, integrated oven with five ring gas hob, extractor fan, negotiable Total Control Electric Aga, Fisher and Paykel double drawer dishwasher, fridge-freezer, wine fridge, breakfast bar, additional storage cupboards, ample worktop space, television point, quarry tiled flooring and two windows to the rear elevation.

#### Office 2.92 x 4.80 (9'6" x 15'8")

With fitted carpets, wooden panelling, two central heating radiators and two windows to the side and rear elevation.

#### Games Room 4.26 x 4.88 (13'11" x 16'0")

With spacious feature fireplace, central heating radiator, tiled flooring, window to the front elevation. This room houses the property's boilers and open access into;

#### Pantry 1.82 x 4.38 (5'11" x 14'4")

With fitted shelving unit, open access to the games room, unglazed window to the side elevation and window to the front elevation.

#### Shower Room

Complete with a spacious walk-in shower cubicle, low flush WC, glass hand wash basin, chrome heated towel rail, infinity mirror, storage cupboard, fitted shelving, tiled flooring, and opaque window to the front elevation.

#### Landing 3.54 x 6.43 (11'7" x 21'1")

Accessed from the curved main staircase with stained glass windows to the front aspect. Spacious landing with period marble columns, carpet to flooring, coving, central heating radiator, airing cupboard, access up to the tower and two stained glass windows to the front elevation. First floor totals 238sqm.

#### Loft

Incredibly sized with potential for utilising as an additional floor, or excellent storage space.

#### Master Bedroom 5.02 x 6.22 (16'5" x 20'4")

With fitted carpets, feature fireplace, coving, three bay windows to the side elevation and access to;



**Ensuite to Master Bedroom 2.53 x 3.55 (8'3" x 11'7")**  
Complete with fitted jacuzzi bath, low flush WC, hand wash basin, bidet, feature fireplace, half wood panelled wall, tiled flooring and opaque window to the rear elevation.

**Bedroom Two 4.25 x 5.45 (13'11" x 17'10" )**  
With fitted carpets, coving, central heating radiator, two windows to the side elevation and access to;

**Ensuite to Bedroom Two 2.41 x 3.94 (7'10" x 12'11")**  
Complete with a walk-in shower cubicle, low flush WC, hand wash basin, central heating radiator and opaque window to the front elevation.

**Bedroom Three 5.07 x 6.84 (16'7" x 22'5")**  
With fitted carpets, feature fireplace, hand wash basin, coving, two central heating radiators and four windows to the side and rear elevation.

**Bedroom Four 3.93 x 4.93 (12'10" x 16'2")**  
With fitted carpets, feature fireplace, coving, central heating radiator and two windows to the front elevation.

**Bedroom Five/Cinema Room 4.88 x 6.25 (16'0" x 20'6")**  
With fitted carpets, feature fireplace, cinema style screen, coving, central heating radiator and window to the rear elevation.

**Bedroom Six 3.93 x 4.28 (12'10" x 14'0")**  
With wooden plank flooring, feature fireplace, hand wash basin, coving, central heating radiator and window to the front elevation.

**Bedroom Seven 2.77 x 2.99 (9'1" x 9'9")**  
With fitted carpets, feature fireplace, central heating radiator and window to the side elevation.

**Bathroom 1.82 x 3.13 (5'11" x 10'3")**  
Complete with fitted bath with shower attachment, bidet, marble wash stand with hand wash basin, central heating radiator, Amtico flooring and window to the side elevation.



**WC to Bathroom**  
Complete with high flush WC, central heating radiator and window to the side elevation.

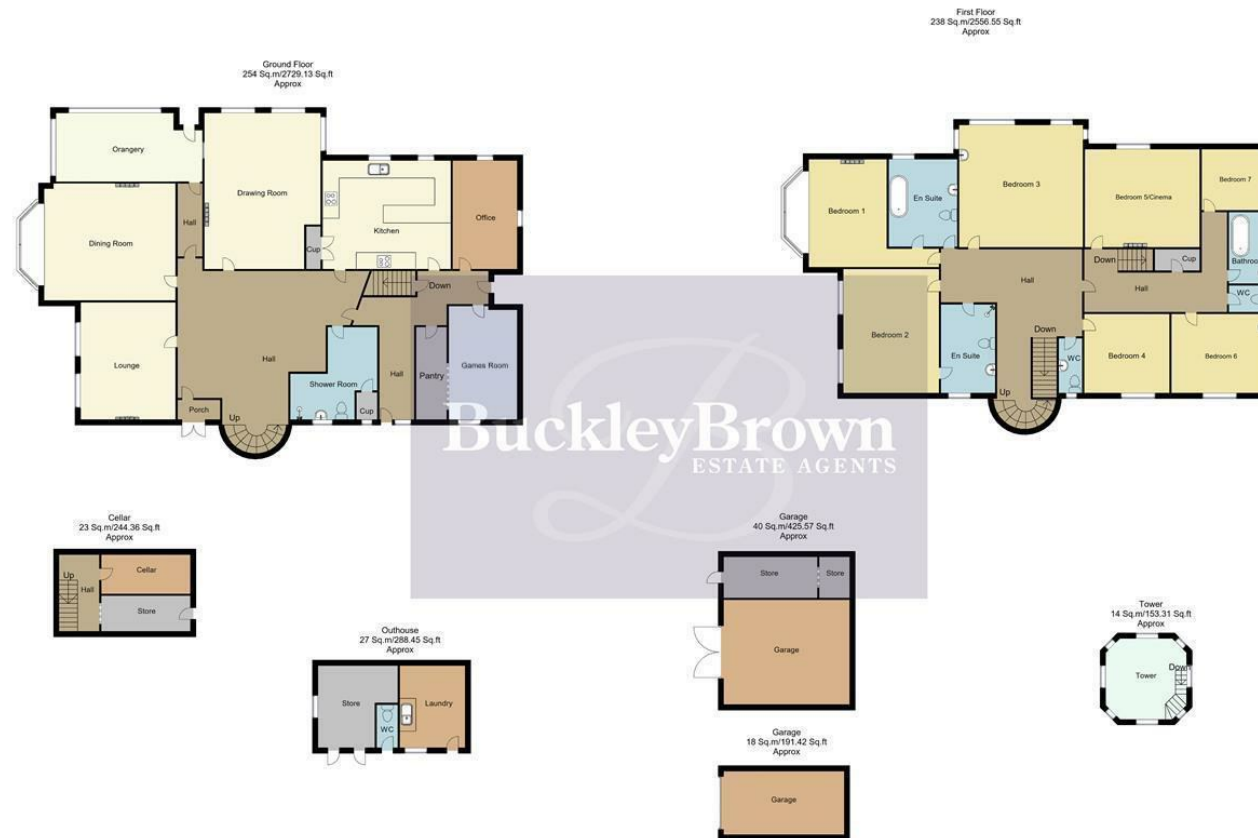
**Second WC 1.09 x 2.49 (3'6" x 8'2")**  
Complete with high flush WC, hand wash basin, central heating radiator and opaque window to the front elevation.

**Tower 3.30 x 3.30 (10'9" x 10'9")**  
With magnificent 360° views over the grounds.

**Outside**  
Boasting an incredible approximate 0.7 acre plot, you'll find magnificent gardens, patio seating areas and outbuildings including both a double (4.63 x 5.65/15'2" x 18'6") and single garage (2.95 x 5.39/9'8" x 17'8"), laundry room with sink and ample storage space (2.96 x 3.75/9'8" x 12'3"), stores, outdoor WC and gorgeous surrounding mature shrubs and trees. In addition to this, there's a generous driveway, alarm system, CCTV cameras and a negotiable Hotsprings Grandee hot tub.







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 upon 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 upon 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.  
CC Ltd ©2018

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

CROW HILL DRIVE  
MANSFIELD  
NG19 7AE



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**BuckleyBrown**  
ESTATE AGENTS