



£2,400,000

GARDEN REACH NEWSTEAD ABBEY PARK | | NOTTINGHAM | NG15 8GE

BuckleyBrown
ESTATE AGENTS

STRIKING & MAGNIFICENT!... Nestled within the picturesque woodland of the historic Newstead Abbey Park, this magnificent five-bedroom, plus one bedroomed annexe residence offers a blend of grandeur and charming traditional features.

The ground floor welcomes you with expansive living spaces, boasting five versatile reception rooms, and a sun-drenched conservatory. The conservatory invites natural light, creating a serene environment to enjoy the surrounding nature. The smartly appointed kitchen, accompanied by a utility and laundry room with additional storage, caters to all culinary needs. For those working from home, one of the reception rooms lends itself perfectly as dedicated office space, that ensures productivity and convenience.

The first floor boasts five generously sized bedrooms. Three of these feature luxurious en-suite bathrooms, providing ultimate privacy and comfort. Not to mention the added benefit of a sauna to the master bedroom. The remaining bedrooms share a beautiful shower room.

If that's not enough, the annexe which has just undergone an extensive refurbishment programme and now provides an ideal retreat for guests, featuring a comfortable bedroom/living space, a fully equipped modern kitchen, and a stylish shower room.

The property enjoys a plot that is believed to be just short of three acres of picturesque land, highlighted by a sweeping driveway that offers ample off-street parking, car port and a convenient turning circle. The grand gated entrance sets a tone of elegance and exclusivity.

Outdoor living is enhanced by a private patio area, perfect for alfresco dining against a backdrop of majestic trees that ensure privacy. Fitness enthusiasts will appreciate the dedicated gym outbuilding, while a double detached garage provides additional storage. This stunning residence is a rare find, offering a tranquil and beautiful setting yet within easy reach of amenities.

Properties of this calibre rarely come to the market.





Reception Hallway

With parquet flooring windows to the front elevation, coving, carpeted staircase leading to the first floor and access to;

Breakfast Kitchen 15'8" x 22'5"

Fitted with shaker style wall and base units, work surface, integrated double oven, microwave, two inset sinks with mixer tap above, gas hob, splash back, extractor fan, down lights and centre island. With down lights, central heating radiator and patio doors leading outside.

Utility 16'9" x 22'6"

Fitted with shaker style wall and base

units, work surface, Belfast sink, space for appliances, down lights, window to the side elevation and door leading outside.

Laundry Room

With additional wall and base units, work surface and coving.

WC 3'2" x 7'9"

Fitted with a low flush WC and wash hand basin.

Office 10'2" x 20'11"

With laminate flooring, two vertical central heating radiator, down lights, fitted desk with storage, double windows to the side and velux



windows above allowing for ample natural light.

Conservatory 15'5" x 17'1"

With tiled flooring, radiator, surrounding windows allowing ample natural light.

Dining Room/Games Room 17'7" x 25'8"

With carpet to flooring, coving, down lights and storage cupboard.

Living Room 15'3" x 23'11"

With oak flooring, coving, fireplace with exposed brick surround.

Sitting Room 15'0" x 17'7"

With laminate flooring, exposed

ceiling beams, radiator and dual aspect windows.

WC 4'6" x 10'6"

Fitted with a low flush WC, vanity storage, and double windows to the rear elevation.

Bedroom One 14'9" x 19'0"

With carpet to flooring, central heating radiator, fitted wardrobes and double windows to the rear elevation. With access to an en-suite facility.

En-Suite 14'7" x 14'9"

Fitted with a modern suite, comprised of a freestanding bath, low flush WC, enclosed shower, double wash hand



basin, vanity storage, down lights, coving and dual aspect windows.

Bedroom Two 14'10" x 18'9"
With carpet to flooring, central heating radiator, down lights, fitted wardrobes and dual aspect windows.

En-Suite 7'11" x 10'0"
Fitted with a walk-in shower with digital thermostat, low flush WC, wash hand basin, vanity storage, modern floor and wall tiling, chrome heated towel rail, sauna and an opaque window.

Bedroom Three 14'10" x 15'1"
With coving, central heating radiator, fitted wardrobe and dual aspect windows.

En-Suite 7'1" x 9'8"
Fitted with a corner bath, enclosed shower, wall hung basin with vanity storage, full height tiling and an opaque window.

Bedroom Four 9'11" x 14'10"
With laminate flooring, central heating radiator, coving, fitted wardrobe and dual aspect windows.

Bedroom Five 7'11" x 13'6"
With carpet to flooring, central heating radiator, coving, fitted wardrobe and window to the front elevation.

Shower Room 5'5". 12'0"
Complete with an enclosed shower, low flush WC, wash hand basin with vanity storage, tiling, heated towel



rail, down lights and an opaque window.

Annexe
Self contained Annexe, comprised of;

Kitchen 7'0" x 13'4"
Fitted with modern shaker style wall and base units, work surface, ceramic hob, extractor fan, Belfast sink, down lights, integrated oven, fridge freezer and window.

Bedroom/Living Space 16'6" x 30'5"
With carpet to flooring, central heating radiators, built-in wardrobe and staircase with glass balustrade, leading to the ground floor.

Shower Room 4'5" x 7'0"
Fitted with an enclosed shower, low

flush WC, wash hand basin, vanity storage, heated towel rail and modern tiling.

Outside
Situated on a three acre plot with a gravelled sweeping driveway and turning circle. With off-street parking for multiple vehicles, integral garages and block paved driveway. Along with a gated entrance providing additional security, surrounding woodland and mature shrubbery. Together with a fenced patio area for outdoor dining.







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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		62	
(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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