

# HoldenCopley

PREPARE TO BE MOVED

Manor Road, Barton-In-Fabis, Nottinghamshire NG11 0AA

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Offers In The Region Of



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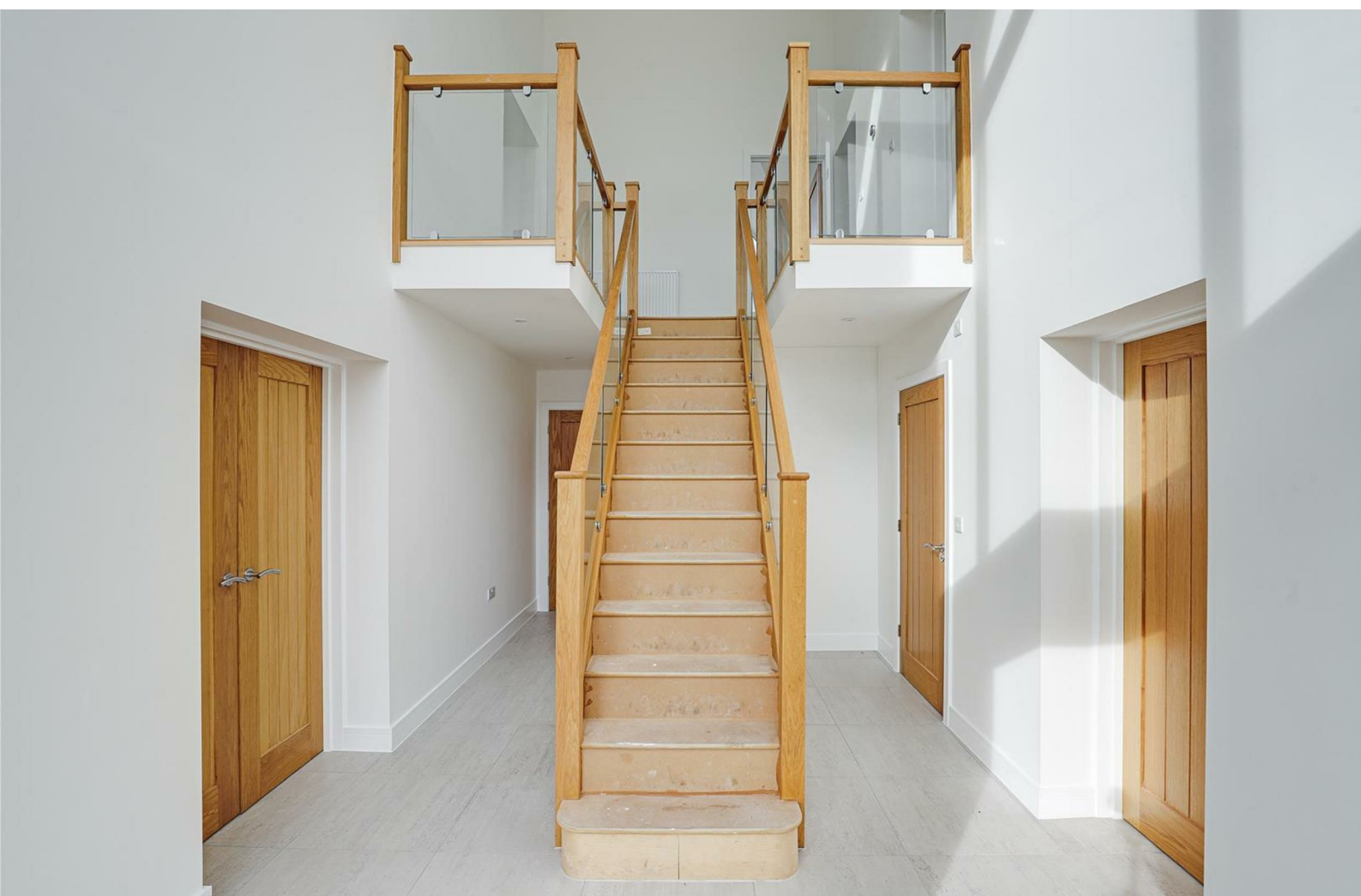




## LUXURY LIVING...

Sacheverell Place, named in honor of Lord Sacheverell, the former owner of the Barton Estate in the 1600s, which later evolved into the Clifton Estate and Clifton Hall, is the exquisite backdrop for this grand detached new build home. It stands as the epitome of exclusivity, destined to be the cherished dream residence for any fortunate buyer. Located in the highly regarded village of Barton-in-Fabis, this quaint locale offers the perfect blend of serenity and accessibility, with excellent transport links to both The City and the M1. The property itself is a masterpiece of modern design and high-spec finishes, ensuring luxury and comfort at every turn. As you step into the grand Atrium entrance, you're greeted by a striking oak and glass staircase that sets the tone for the grandeur within. The ground floor unveils a high-spec kitchen seamlessly integrated with a living dining area, complete with bi-folding doors that lead to the rear decking area, blurring the lines between indoor and outdoor living. Additional features on this level include a separate utility room, a spacious living room, a versatile study, a shower room suite, and a store room. Underfloor heating throughout the ground floor ensures a cosy atmosphere during the colder months. Ascending to the first floor, a luxurious master suite awaits, complete with a shower room en-suite and a dressing room. Four more bedrooms on this level are serviced by a shower room en-suite in the second bedroom, and a family bathroom offering both style and functionality. Outside, the property boasts a large driveway with a detached car-port, providing ample parking space, a generously sized garden featuring a decked area and steps leading down to a sprawling lawn, creating a serene outdoor haven.

Agent's Disclaimer: Please be advised that this property is in the final stages of construction. The images provided are solely for illustrative purposes





- Substantial Detached House
- Five Bedrooms & Dressing Room
- Two Reception Rooms
- Open Plan Kitchen / Lounge & Dining Area With Bi-Folding Doors
- Underfloor Heating To Ground Floor
- External CCTV Cameras & Fast Broadband Connection
- Four Bathrooms
- Well-Maintained Garden With Decked Seating Area
- Driveway & Large Car-Port With Electric Vehicle Car-Charging Point
- Sought-After Location - Less Than 10 Minute Drive To West Bridgford High Street











## GROUND FLOOR

### Entrance Hall

19'1" x 10'0" (5.84 x 3.05)

The entrance hall has tiled flooring with underfloor heating, a wall-mounted digital thermostat and security alarm panel, a central oak staircase with glass panels, recessed spotlights, double height UPVC double-glazed obscure windows to the front elevation, and a single door providing access into the accommodation.

### Living Room

15'5" x 11'6" (4.72 x 3.53)

The living room has a UPVC double-glazed window to the front elevation, underfloor heating, a TV point, and recessed spotlights.

### Open Plan Kitchen / Diner

31'1" x 16'9" (9.75 x 5.13)

The kitchen has a range of fitted base and wall units with a wrap-around worktop, an undermount sink and a half with a swan neck mixer tap and draining grooves, an integrated dishwasher, two integrated ovens, an integrated combi-oven and warming drawer, an integrated fridge freezer, an induction hob with an extractor fan, an open plan dining / seating area, tiled flooring with underfloor heating, a wall-mounted digital thermostat, recessed spotlights, a TV point, a PVC double-glazed window to the rear elevation, and two sets of aluminum bi-folding doors opening out to the rear garden.

### Utility Room

7'11" x 6'3" (2.42 x 1.91)

The utility room has fitted base and wall units with a worktop, an undermount sink with a swan neck mixer tap and draining grooves, tiled flooring with underfloor heating, a wall-mounted digital thermostat, and a single UPVC door providing access to the side garden.

### Study

9'11" x 9'8" (3.04 x 2.95)

The study has a UPVC double-glazed window to the front elevation, underfloor heating, a wall-mounted digital thermostat, a TV point, and recessed spotlights.

### Shower Room

8'11" x 3'2" (2.72 x 0.98)

This space has a concealed dual flush W/C, a wash basin with fitted storage, a shower enclosure with an overhead rainfall shower and a handheld shower head, an electrical shaving point, a chrome heated towel rail, floor to ceiling tiles, underfloor heating, recessed spotlights, and an extractor fan.

## FIRST FLOOR

### Landing

15'0" x 8'9" (4.58 x 2.67)

The landing has two skylights, recessed spotlights, a radiator, a glass-panelled banister, and provides access to the first floor accommodation.

### Master

12'1" x 10'0" (3.70 x 3.05)

The main bedroom has a radiator, a TV point, recessed spotlights, full height UPVC double-glazed windows to the rear elevation, double French doors opening out to a decked balcony, and access into the dressing room and the en-suite.

### Dressing Room

9'1" x 7'4" (3.04 x 2.24)

The dressing room has a UPVC double-glazed window to the rear elevation, a radiator, and recessed spotlights.

### En-Suite

9'11" x 3'10" (3.03 x 1.17)

The en-suite has a concealed dual flush W/C, a wash basin, an electrical shaving point, a shower enclosure with an overhead rainfall shower and a handheld shower head, floor to ceiling tiles, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Two

12'1" x 11'7" (3.70 x 3.55)

The second bedroom has a UPVC double-glazed window to the rear elevation, a radiator, recessed spotlights, a TV point, and access into the second en-suite.

### En-Suite Two

7'3" x 3'10" (2.22 x 1.19)

The second en-suite has a concealed dual flush W/C, a wash basin, an electrical shaving point, a shower enclosure with an overhead rainfall shower and a handheld shower head, floor to ceiling tiles, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Three

13'2" x 9'11" (4.03 x 3.03)

The third bedroom has a UPVC double-glazed window to the front elevation, a radiator, recessed spotlights, and a TV point.

### Bedroom Four

11'7" x 10'8" (3.54 x 3.26)

The fourth bedroom has a UPVC double-glazed window to the front elevation, a radiator, recessed spotlights, and a TV point.

### Bedroom Five

9'11" x 11'9" (3.04 x 3.60)

The fifth bedroom has a UPVC double-glazed window to the front elevation, a radiator, recessed spotlights, and a TV point.

### Bathroom

9'11" x 7'10" (3.03 x 2.41)

The bathroom has a concealed dual flush W/C, a wash basin, an electrical shaving point, a freestanding double-ended bath with central taps, a shower enclosure with an overhead rainfall shower and a handheld shower head, floor to ceiling tiles, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway, a patio pathway, a lawned area, a range of plants, brick boundaries with fence panelling, and access to the rear garden.

### Rear

To the rear of the property is an enclosed garden with a raised decked seating area, a gravelled driveway, a large car-port, an electric car-charging point, an extensive lawn, and fence panelled boundaries.

## DISCLAIMER

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Council Tax Band Rating - Rushcliffe Borough Council - Band TBC as New build. This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

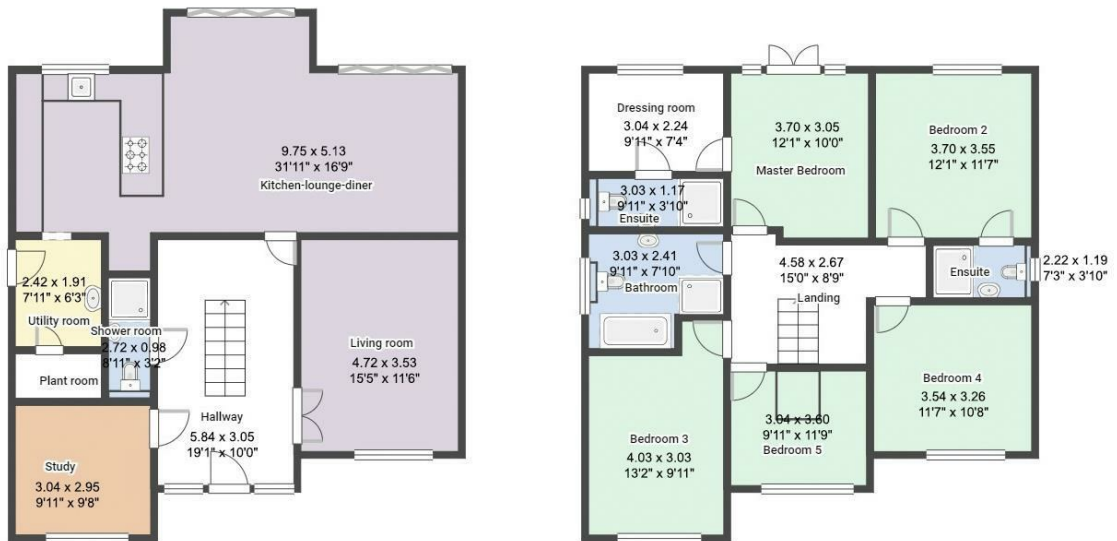
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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