



Old Hall Drive

Widmerpool



Old Hall Drive

Widmerpool

- One of the finest new build homes to be launched
- Developed by internationally acclaimed, multi award winning developer Guy Phoenix
- Brand new home completed July 2024
- The very latest design, specification and accommodation to be delivered
- Just under 10,000 sq/ft / 928 sq/m of breathtaking internal accommodation
- Every inch designed, crafted and installed by artisan specialists and bespoke experts
- Boasting class leading energy efficiency and performance with commercial A/C and heating
- Natural light floods through the property with multiple light circuits via a Lutron lighting system
- Indoor swimming pool with waterfall, changing area / shower facilities, premium heated jacuzzi and TV area
- Home Gymnasium overlooking pool room

General Description

Alexanders East Midlands are absolutely thrilled and proud to offer to the market this very latest brand-new masterpiece, developed and delivered by Guy Phoenix.

This outstanding, unique, contemporary home is located within the unspoilt South Nottinghamshire village of Widmerpool, conveniently located for access to Nottingham, Leicester, Loughborough and major road networks with East Midlands airport being only approx 25 mins drive (15 miles) away.

Set in a glorious, mature, established plot and commanding immediate presence this is very special indeed.

A truly unrepeatable opportunity, we are hosting early dedicated VIP viewings by appointment only before full launch in the next few weeks.





For full details and a confidential discussion please contact Alexanders East Midlands Sales #Ateam and speak with James Kirk, Managing Director.

Viewings

Viewing is strictly by appointment via the sole selling agent, to arrange a viewing, please contact the East Midlands #Ateam on 01664 896332 or visit alexanders-estates.com/contact

Tenure

Freehold.

Services

We are advised that mains electricity, water and drainage are connected.

Local Authority

Rushcliffe Borough Council, Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG (Tel: 0115 9819911). Council Tax Band unknown.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







Viewing by appointment only

Alexanders

21 Market Place
Melton Mowbray
LE13 1XD

Telephone Sales: 01664 896332
Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.





