

Alexanders

Tall Trees

Old Hall Drive, Widmerpool





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- One of the finest new build homes on the market in the East Midlands
- 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 8,000 sq/ft / 718 sq/m approx. 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
- EPC Rating B / Council Tax Band Unknown / Freehold

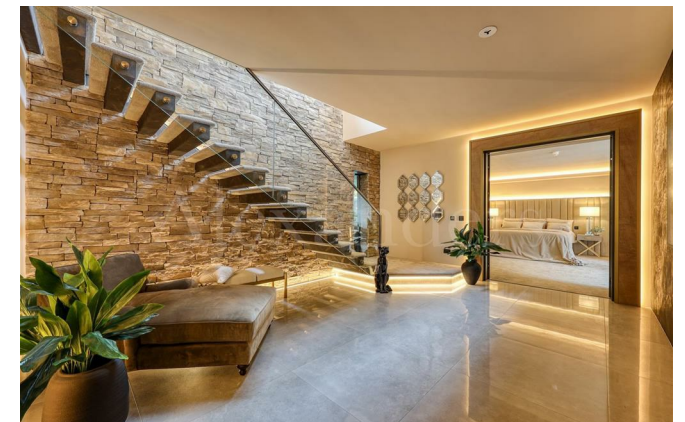
General Description

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 home is something truly special.

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





Specification Insight

'Tall Trees' has been constructed using some of the finest materials available on the market today. The property features conventional blockwork around a steel portal frame, ensuring no thermal bridging this design keeps the house cool in summer and warm in winter.

The exterior blends stone cladding with anthracite-sprayed aluminium panels the flat roof sections are designed as a warm roof with multiple (three) sheets of ply before fibre glassing. Although an absolute overkill, we have discovered that multiple layers of shuttering reduce movement and minimise the risk of cracking. External windows and doors have a premium U-Value, flooding the house with light without compromising energy performance.

The property benefits from a commercial air conditioning system in every room this system can cool the entire property quickly and can also warm the air during extreme temperatures. The ground floor features under-floor heating via a wet system whilst all bathrooms are equipped with electric under-floor heating.

Internal walls, not built in masonry, are structural studworks made of treated timber, insulated, and plied on both sides this allows the end user to hang heavy objects anywhere on any wall.

The house features a Luton lighting system, with multiple circuits controllable remotely scenes can be set to suit the end user speakers are installed and wired back to one of the three central hubs, allowing the purchaser to choose their own source, whether it be a simple Sonos system or a state-of-the-art Bang & Olufsen distribution centre.

Crittles doors and internal doors have been designed by Zakuna, and each door handle has been specifically designed by award-winning designer Philip Watts. The unique, mounted and backlit artwork are original pieces by renowned American artist 'Billie'.

The house is equipped with state-of-the-art Miele appliances, including double ovens, a coffee machine, microwave/grill, oversized hob, downdraft extraction, Quooker boiling tap, and Libra refrigeration, wine cooler, and freezer with the large utility room providing ample storage space, including a washer, dryer, and pigeonholes.

The heating system features a huge water storage cylinder, ensuring continuous hot water and excellent water pressure throughout the property. Each of the six bathrooms and cloak toilets are wet rooms, waterproofed, and trailous. Wardrobes in each room are equipped with soft-close mechanisms, as are all sanitary units in the bathrooms.





The modern designed triangular pool features a multicolour light-changing system, allowing the user to change the colour of the water with a commercial Callarex air-changing (filtration) system that quickly moves and circulates the air in the pool area.

A cantilevered, custom staircase is designed with a Venetian plaster effect to match the adjacent wall coverings.

Linens, throws, and even the beds themselves have been manufactured to the highest standards and upholstered to complement one another, including backlit headboards and matching cushions.

Accommodation Summary

Ground Floor: Reception hallway, living room, living kitchen, w.c/cloakroom, dining room, utility room, inner hallway, bedroom five with ensuite. Pool room, changing room, shower room, gymnasium.

First Floor: Landing area with large balcony terrace off, Master bedroom with en-suite and wet room, sitting room, dressing room, large balcony terrace and secondary balcony, bedroom suite with dressing room, balcony terrace, ensuite with balcony terrace, bedroom suite with dressing room, ensuite and balcony terrace, bedroom suite with ensuite and balcony.

Outside: Sweeping private driveway (automated security gates to be installed), landscaped, shaped lawns, terrace seating areas and established, mature gardens.

Agents Note

Please note planning consent is in progress for garaging.





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

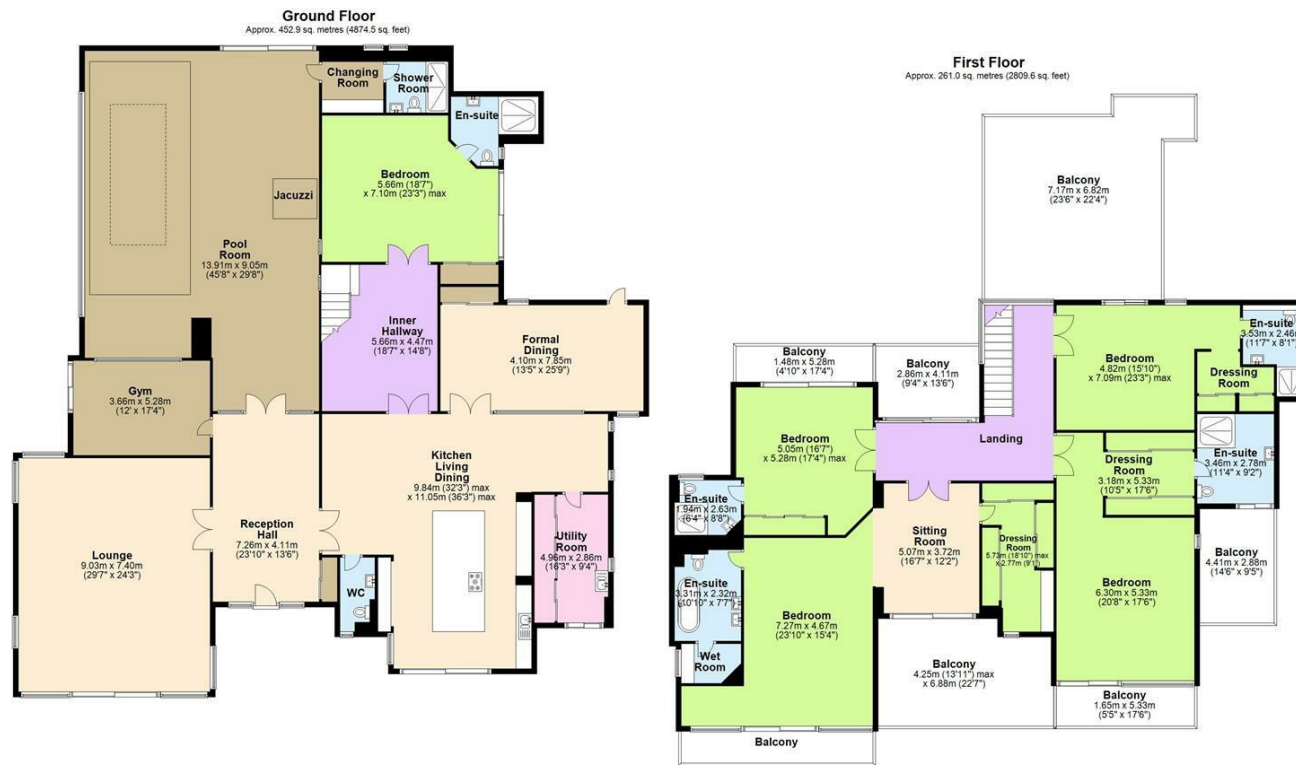
Rushcliffe Borough Council, Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG (Tel: 0115 9819911). Council Tax Band unknown.

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
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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.

