

**THE WILLOWS**  
BROOKFIELD DRIVE HOVERINGHAM  
NOTTINGHAMSHIRE NG14 7JW



Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)



## THE WILLOWS

A fine and substantial five/six bedroom detached Edwardian family house being sold with no upward chain in a superb village edge setting offering a truly exceptional home, which has been the subject of a carefully considered 'no expense spared' restoration and extension programme over recent years, to create a truly stunning 21<sup>st</sup> century family home, the like of which is rarely sold on the open market; internal inspection of this unique and rather special period house is highly recommended.

The property benefits from a completely upgraded, efficient gas central heating system (partially circulating underfloor) and high-grade replacement sealed unit double glazing. The internal walls have been thermally lined for energy efficiency making this very much a 'modern' home, and the project works included a full electrical rewire to a high specification and replumbing throughout.







## HOVERINGHAM

Hoveringham is a thriving highly regarded Conservation village set in the Trent Valley countryside between the regional centres of Nottingham and Newark on Trent, close to an extensive range of amenities in the historic Minster town of Southwell.

The village offers the essence of traditional English country life with a village cricket pitch, a thriving village inn and an active resident community.

The neighbouring larger villages of Lowdham offers an extensive range of day-to-day amenities with direct road - rail access into Nottingham city centre. The historic market town of Southwell is a well facilitated local main population centre which meets all day to day needs.

### MILEAGES

#### – REGIONAL CENTRES

LOWDHAM - 3 miles  
BURTON JOYCE - 4 miles  
SOUTHWELL - 7 miles  
NOTTINGHAM - 11 miles  
NEWARK - 16 miles  
MANSFIELD - 21 miles  
GRANTHAM - 24 miles

#### **Fast East Coast Main Line Rail Service**

From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

**PRICE GUIDE: £1,250,000**

*0.80 Acres / 0.32 Hectares  
(or thereabouts)*



### Formal Central Entrance Threshold

Stunning Edwardian style contemporary portico entrance and flagstone threshold connecting to:

## GROUND FLOOR

### Absolutely Stunning Central Hall

*An immediate indication of this truly remarkable family home....*

Striking quarter panelled part glazed traditional entrance door with matching side screens.

Walking through the main entrance door a lasting and memorable impression of this wonderful home is immediately created; this beautifully proportioned staircase hall features a magnificent open staircase rising to the main first floor and upper second floor gallery landings, with a high vaulted ceiling extending into the main roofline to create a dramatic sense of volume and scale.

A Victorian style floor in diamond pastel tone patterned design with black tile detailing matches the period of the house and is complemented by corniced ceiling detailing. Traditional column radiator. To the rear of the hall a full-height floor to ceiling black Crittall framed glass wall gives a visual link through to the contemporary rear extension, which seamlessly complements this wonderful period home, creating a fusion of old and new, both sensitively and creatively in equal measure.

### Elegant Sitting Room

5.00m x 4.20m (16'3" x 13'9") Herringbone patterned wide gauge medium oak flooring. Imposing polished limestone period design fireplace - fitted cast iron wood burning stove. Nigel Corner handcrafted recessed display shelving and storage cabinets. High cornice ceiling. Walk in sealed unit double glazed cant bay window offering attractive garden and countryside views. Further west facing sealed unit double glazed sash window overlooking the gardens. Two fitted traditional column radiators. Fielded quarter panelled oak finished solid door connecting to the hall.

### Second Sitting Room/Media/Music Room

4.75m x 4.20m (15'6" x 13'9") Walk in sealed unit double glazed cant bay window offering attractive open front aspects. Two traditional column radiators. High cornice ceiling. Fielded quarter panelled oak finished solid door.

### Family Room/Snug

4.20m x 3.80m (13'9" x 12'6") Sealed unit glazed sash window. TV and media centre. Traditional column radiators. Fielded quarter panelled oak finished solid door.



Kitchen Relaxation Area







**Stunning Contemporary Open Plan  
Kitchen/Dining/Relaxation Area**

8.65m x 7.75m (28'3" x 25'6")

Without question this is one of the most impressive and creatively conceived contemporary extensions to a period house we have seen.....

Appointed to an impressively high specification with ceramic stone underfloor heating throughout the entire space and equipped with a wonderful handcrafted bespoke Nigel Corner kitchen installation. This dramatic area of relaxed living space enjoys excellent natural lighting created by a series of black Crittall sealed unit double glazed window sections with French doors opening out onto the south facing garden terrace, and two lantern roof lights above the kitchen island and dining area.

Bespoke Country Kitchen

Finished in contrasting pastel tone Farrow and Ball paint finishes, this high grade handcrafted country kitchen is finished in a contemporary English revival shaker design; Main L-shaped wall run complemented by a culinary island/breakfast bar with butchers block end and a striking curved cabinet bank of units housing an American style Fisher Paykel fridge freezer. Attractive solid marble countertops to the island and wall run. Fitted Rangemaster six ring combination range cooker with six gas top burners, two electric ovens and a warming/proving drawer. Integrated Siemens dishwasher. Double Belfast sink unit.





### Distinct Dining/Breakfast Area

Having two French doors set within separate twelve section black Crittall floor to ceiling window frames which capture the essence of 21<sup>st</sup> century incarnation of The Willows and make the most of the uninterrupted rural aspects and country gardens surrounding the house on three sides.

### Relaxation Area/TV Zone

The main media wall has a fitted base cabinet beneath housing a data hub/media control. Sealed unit double glazed cant bay window to side westerly aspect. Recessed downlighting.

*The natural light and harmony of the room is genuinely hard to describe in the written word and must be seen first-hand...*

### Superb Boot Room/Utility

Further range of Nigel Corner bespoke cabinets matching the main kitchen installation. Single drainer ceramic sink unit. Marble countertops and underfloor heating.

Creatively fitted to meet the needs of a country living lifestyle. Enclosed boiler cupboard housing a Worcester Bosch gas fired boiler, high-capacity pressurised stored water cylinder and underfloor central heating manifolds. Rear access door.

### Second Separate Cloakroom WC

Fitted Burlington wash hand basin and low flush wc with concealed cistern. Chrome towel rail.







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## FIRST FLOOR

### Magnificent Central Landing/Gallery

Forming part of one of the signature features of this remarkable period home, the central hall and landing area of The Willows is something rather special. Alighted from a striking single flight balustraded staircase with contrasting black handrail and white square spindle detailing. Sealed unit double glazed sash window - attractive rural aspect towards the main village settlement of Hoveringham. Column radiator.

### Stunning Principal Bedroom Suite

This particularly appealing well-appointed main bedroom suite is a fitting arrangement for the calibre of the house described as follows:





### Main Bedroom

5.20m x 4.20m (17'0" x 13'9")

Walk in traditional sealed unit double glazed cant bay window - far reaching aspect towards the main village settlement and across adjacent open fields. High corniced ceiling. Bespoke range of built in wardrobes handbuilt by Nigel Corner. Further sealed unit double glazed sash window - westerly facing views across open countryside, attracting the evening sunlight. Traditional column radiator. Archway to:

### Walk Through Dressing Room

Two sets of built in opposing double wardrobes, handbuilt by Nigel Corner, either side of a central opening. Corniced ceiling. Fielded quarter panelled door connecting to:

### Luxurious En Suite Shower Room

A lavishly appointed richly decorated ensuite bathroom arrangement featuring a large walk-in fully tiled shower with a Burlington chrome Victorian style overhead rain shower and separate hand shower enclosed by black Crittall framed glass screening; exquisite deep green crazed wall tiling, large double Burlington washstand with polished chrome detailing and a low flush wc. Sealed unit double glazed window to rear aspect - plantation shutter screening. Wood grain effect ceramic floor tiling in a herring bone pattern - under floor heated. Heated towel rail.





### Beautiful House Bathroom

High grade Burlington suite comprising a freestanding contemporary ball and claw foot bath - fitted chrome mixer tap and hand shower, beautiful marble topped vanity unit with curved end cabinets and panelled centre door section - fitted wash basin and chrome mixer tap over, and a low flush wc. Underfloor heating. Sealed unit double glazed window - plantation shutters screening. Ladder towel rail - combination radiator. Striking wall and floor tiling.

### Outer Landing

Traditional column radiator.

### Front Bedroom Two

4.60m x 4.20m (15'0" x 13'9")  
Fielded quarter panelled oak finished door. Column radiator set within a walk-in cant bay window.

### Middle Bedroom Three

3.85m x 1.35m (12'6" x 4'6")  
Sealed unit double glazed side window. Traditional column radiator. Ceiling Rose.

### Jack And Jill En Suite Shower Room

High grade RAK ceramics suite comprising a large walk-in fully tiled shower cubical, chrome overhead rain shower and hand shower with glass enclosure, contemporary vanity unit with useful storage cabinets beneath and a low flush wc. Chrome towel radiator. Doorway to:

### Bedroom Four/Study

3.55m x 2.85m (11'6" x 9'3")  
Two sealed unit double glazed sash windows - open country aspects. Ceiling rose. Traditional column radiator.

### Agents Note

The Jack and Jill arrangement which serves bedrooms three and four could readily form a more comprehensive guest or teenagers' arrangement with a bedroom, ensuite and private snug sitting room/study configuration if required.

## SECOND FLOOR

### Upper Landing Gallery

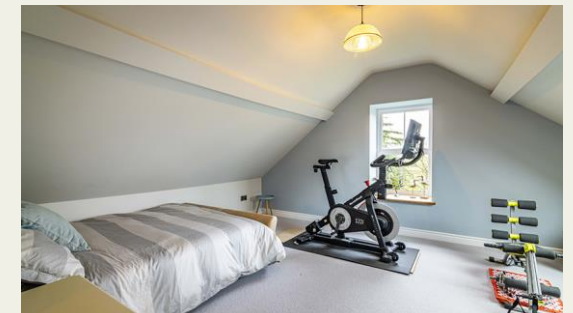
Alighted from a striking single flight balustraded staircase with a contrasting black handrail and white square spindle detailing. High open vaulted ceiling extending into the main roofline. Sealed unit double glazed Velux roof light. Traditional column radiator.

### Double Bedroom Five

5.15m x 4.00m (16'9" x 13'0")  
A super second floor bedroom with a gable end sealed unit double glazed west facing picture window affording a far-reaching countryside aspect. Sealed unit double glazed roof light. Vaulted ceiling lines. Traditional column radiator. Heavy oak finished quarter panelled fielded door.

### Bedroom Six

3.70m x 4.20m (12'0" x 13'9")  
Gable end sealed unit double glazed window. Traditional column radiator. Oak finished quarter panelled fielded timber door.





## OUTSIDE

The Willows is to be found as the last house at the end of Brookfield Drive in an extremely private and desirable setting on the edge of the village with wonderful views.

An imposing wrought iron remote controlled gated entrance opens onto a large, gravelled vehicle court and extensive turning – parking area in front of the house.

Access along the eastern side boundary leads to a rear detached double garage and lean to greenhouse.





### Level Country Gardens

A particular feature is the extensive country garden, the perfect setting for this delightful country home, which totals 0.80 acres or thereabouts comprising expansive lawns bordering to established boundaries relieved by a belt of fine standing trees including cedar and pine specimens which are a homage to the history of the location and the former presence of a substantial period house prior to the creation of Brookfield Drive.

### Large Alfresco Terrace/Relaxation Area

Connecting to a flagstone pathway running along the side of the house to the front entrance threshold and welcoming terrace.

### Small Orchard/Paddock Area

Of a limited size but suitable for a small pony only, with a timber loose box stable and holding yard. This serves well as a recreation area for young children.

### Imposing Front Entrance

The front open porch portico which is all very contemporary design reflecting the original architecture of the Edwardian era features ornamental metal, stone and lead canopy roof detailing. External light and power facility.





# GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION  
PURPOSES – NOT TO SCALE

## SERVICES

All main services are connected. High-capacity gas fired central heating circulating to a combination of traditional design ornamental column radiators and underfloor heating. Sealed unit high grade double glazing.

*Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.*

### Available Broadband

Basic 3 Mbps  
Superfast 47 Mbps

**Available Mobile Coverage** (based on calls indoors)

O2 - ✓ Vodafone - ✓ EE - ✓ Three - ✓  
✓ = Likely

### Supplementary Information

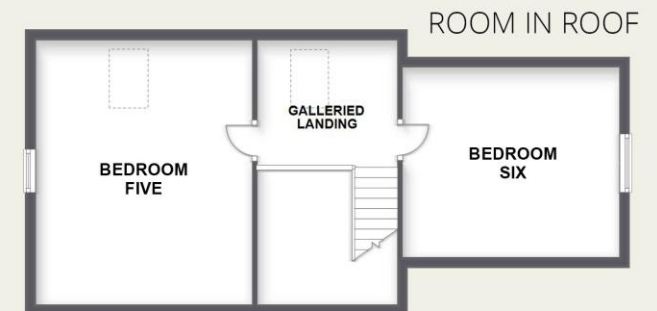
The property has a fully integrated AV system within the Kitchen/Lounge with an inbuilt 5.1 Focal speaker system and a Denon AV integrated amp. The Kitchen has integrated ceiling Focal stereo speakers. The sound delivery uses Sonos AMP.

The property has extensive CAT 6 cabling throughout the building alongside a TP-Link Omada WiFi solution.

External CCTV monitoring is installed using a UNV NVR and IP POE powered cameras.

The alarm system is a dual path AJAX RF system that provides flexible and extensive security options throughout the building.

The property currently has an Internet connection using BT FTTC.



## VIEWING ARRANGEMENTS

If you are interested in The Willows and would like to arrange a viewing, please contact us on 01636 815544  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

## LOCAL AUTHORITY

*Council Tax Band H*  
Newark & Sherwood District Council

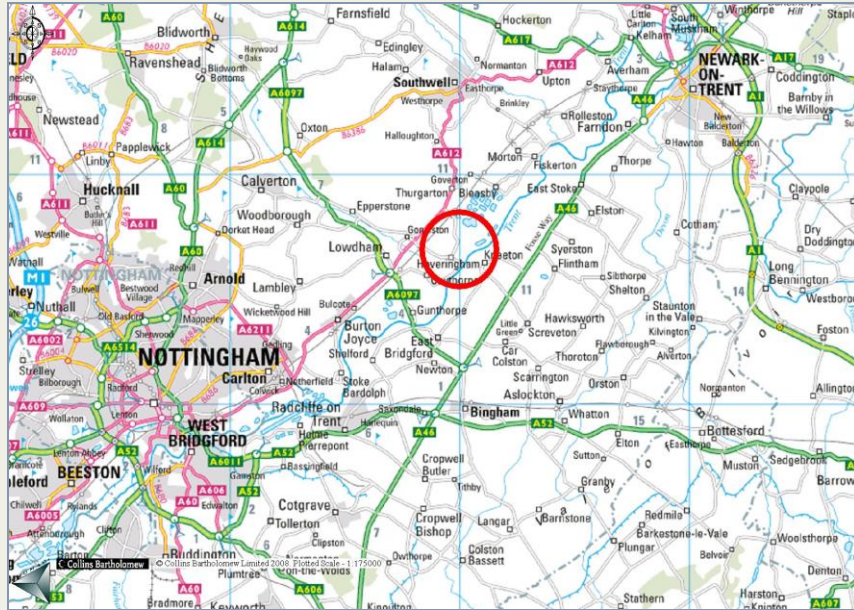
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# MAPS & ENERGY PERFORMANCE RATINGS

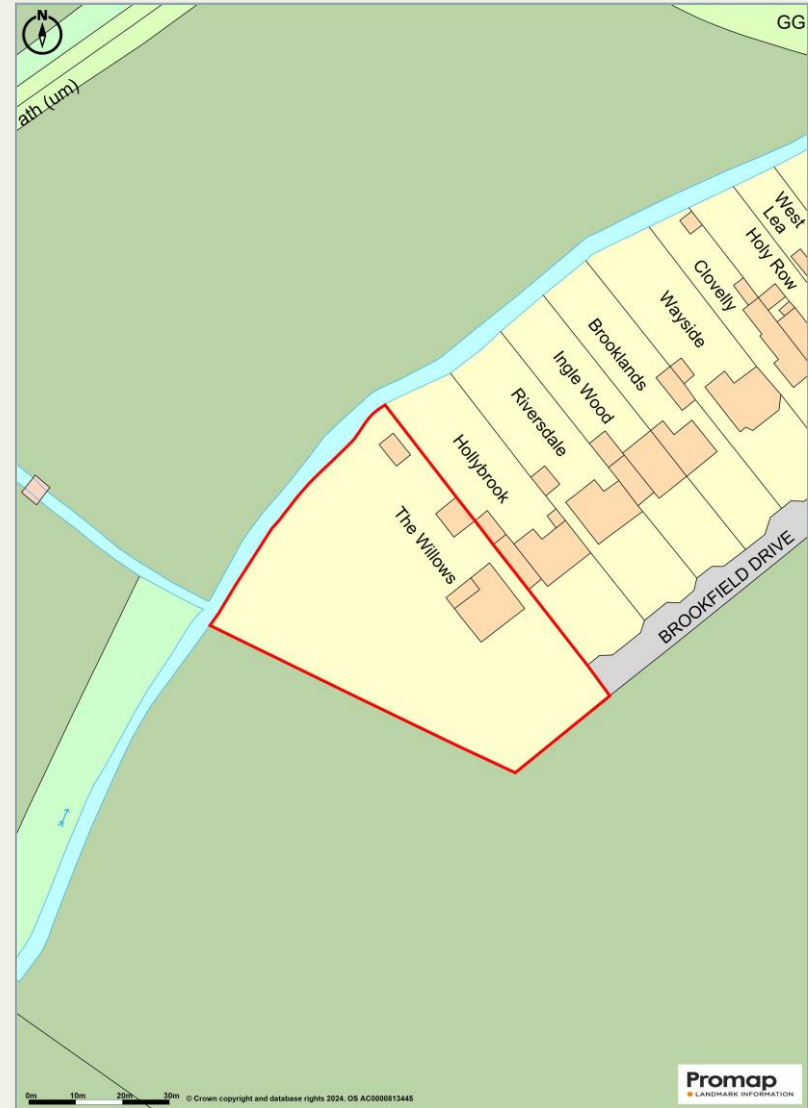
## REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



## LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



## ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at  
<https://www.epcregister.com/searchReport.html>  
Ref No: 0847-3036-9204-2824-6200

O.S. Business Copyright Licence Number: ES100003874

## Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.





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