

FAIRFIELD HOUSE

WIDMERPOOL LANE KEYWORTH NOTTINGHAMSHIRE NG12 5BA



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



FAIRFIELD HOUSE

A fine and substantial detached country property which has been architecturally transformed and re-planned over recent years, the product of which is a stunning country house of the highest quality featuring a striking main facade behind which there is an extensive range of free-flowing living accommodation, with an excellent thermally efficient specification, both generous in scale and well presented, particularly suited to 21st Century living.

SPECIALISING IN THE SALE OF COUNTRY PROPERTIES



KEYWORTH AND WEST BRIDGFORD

Keyworth is a large sustainable and well facilitated South Nottinghamshire wolds village, set in unspoilt countryside to the south of the City, having a comprehensive selection of local amenities including two small supermarkets and both primary and secondary schooling.

The thriving suburb of West Bridgford lies on the southern edge of Nottingham close to further extensive amenities and a bustling social scene, international sporting venues including the world famous Trent Bridge cricket ground, surrounding high standard Golf Courses and tennis clubs.

Direct access into Nottingham centre, the Queens Medical Centre/ Nottingham University campus and the commercial bases of the main Nottingham based national companies is a noteworthy benefit.

The main central retail areas of Nottingham and Leicester are readily accessible from the village (A46 and A52) and equally so the M1 motorway and East Midlands International Airport which lie some ten miles to the southwest.

Fast London Rail Service

From Newark Northgate there is direct main line into London Kings Cross in a scheduled journey time of 80/85 minutes. Alternatively, Nottingham Parkway offers a direct high speed connection to London St Pancras.

MILEAGES

West Bridgford	7 miles
Nottingham	10 miles
Loughborough	11 miles
East Midlands Airport	17 miles
Leicester	20 miles

PRICE GUIDE: £2,500,000

GROUND FLOOR

Inner Staircase Reception Hall

Striking porcelain tiled floor extending through to the connecting living and kitchen areas. Open balustraded period staircase rising across a half landing to the main central first floor landing. Deep triple glazed vertical window to garden aspect - wonderful views.

Cloakroom WC

High grade contemporary fitted suite comprising a bespoke built in wash basin and low flush wc with polished walnut and granite finishes. Fitted mirror fronted cabinet with a wall mirror above. Triple glazed translucent window.

Elegant Sitting Room

4.85m x 3.80 (15'9" x 12'6")

The focal point of this room is a striking stone fireplace. Trisection triple glazed walk-in bay window complemented by a triple glazed ornamental side window - attractive country garden aspects. High ceiling with picture rails beneath.

Second Sitting Room

4.25m x 3.90m (14'0" x 12'9")

Large walk in five section triple glazed square bay window set to an ornamental arched profile. Further triple glazed ornamental vertical window. High corniced ceiling. Period design fireplace in a pastel tone grey finish.



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From the inner staircase hall, arched profile glazed double doors open to a magnificent open plan kitchen/day room which links in turn to a wonderful dining room and garden room, again in open plan, linking in turn to a sophisticated formal sitting room/entertaining room; in all, something rather special forming the heart of this stunning and unique family home.

Kitchen/Breakfast Room

6.55m x 5.80m (21'6" x 19'0") *maximum dims*

Featuring a high grade bespoke contemporary kitchen installation offering a range of white cabinets complemented by brushed steel furnishings and high-grade quartz working surfaces. Wonderful central culinary island/breakfast bar. Traditional four oven Aga cooking range. High grade Zug steam oven and separate combination microwave oven, four plate ceramic hob, Miele dishwasher and double Belfast sink unit. Full height integrated larder fridge. Recessed downlighting to the kitchen and breakfast room.

The kitchen links in open plan to an internal study area connecting in turn to the main dining room and garden room which overlook the formal gardens and offer unspoilt attractive aspects.

Study Area

3.90m x 3.80m (12'9" x 12'6")

High corniced ceiling. Fitted wood burning stove. Square arched open into the dining room and a fielded door connecting to the main formal sitting room.





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Dining Room

9.55m x 4.40m (31'3" x 14'6") *maximum dimensions*

Series of stunning high grade bi-fold floor to ceiling doors opening to the garden terrace along the southerly elevation; complementing two trisection triple glazed windows to the side elevation and two lantern roof lights, all of which serve to create superb natural ambient lighting.

Dining Room/Relaxation Area

Triple glazed bi-fold doors connecting to garden terrace. Underfloor heating. Square wide high arched opening to:

Formal Sitting Room/Music Room/Entertainment Area

7.60m x 4.25m (25'0" x 14'0")

Striking limestone fireplace. Two recessed arched profile display shelves. High corniced ceiling. Two double section, triple glazed floor to ceiling picture windows.

Rear Entrance Hall

Serving in practise as the main day-to-day entrance point to Fairfield House. High grade porcelain tile flooring.

From the kitchen/breakfast room access to:

Rear Lobby

Boiler/Plant Room/Laundry

Fitted Grant oil fired boiler serving domestic hot water and central heating system. Comprehensive range of built in storage cupboards. High grade porcelain floor tiling. Large, fitted Belfast sink unit. Two triple glazed windows and glazed rear access door. Access to roof void.



FIRST FLOOR

Main Central Landing

Alighted from a striking balustraded period staircase featuring turned balusters and a pine handrail rising in two flights across the half landing with a deep arched profile triple glazed window above. Deep vertical picture window to the main landing offering a wonderful country garden aspect.

An arched opening from the main landing leads to a side landing and the primary bedroom suite.

Primary Suite

Bedroom One

4.85m x 4.15m (15'9" x 13'6")

Comprehensive range of built in wardrobes having occasional mirror door fronts and pelmet detailing with downlighting above. Two triple glazed picture windows - wonderful rural country garden aspect.

En Suite Bathroom

Large fully tiled shower having a fitted thermostatically controlled overhead rain shower and separate hand shower, contemporary freestanding bath, chrome mixer tap/hand shower and a Duravit circular wash basin set to a contemporary washstand. Low flush wc. Fitted chrome ladder towel rail/radiator. Thermostatically controlled underfloor heating. Two triple glazed windows.



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Front Bedroom Two

3.80m x 3.20m (12'6" x 10'6")

Built in mirror fronted full room width wardrobe range.
Two triple glazed vertical windows - attractive rural garden aspects.

Front Bedroom Three

4.25m x 3.90m (14'0" x 12'9")

Three triple glazed vertical windows - attractive rural country garden aspects. Picture rail. Recessed downlighting.

Rear Bedroom Four

3.90m x 3.80m (12'9" x 12'6")

Fitted Heritage pedestal wash hand basin. Three triple glazed vertical window casements. Picture rail.

Access from the side landing to:

House Shower Room

High grade contemporary suite composing a corner shower cubicle with fitted overhead rain shower and separate hand shower, with glass enclosure. Fitted pedestal wash basin and a low flush wc. Chrome ladder towel rail. Triple glazed picture window. Large, enclosed airing cupboard housing a fitted pre lagged hot water cylinder.

Dressing Room

Well-appointed with a range of built in contemporary wardrobes and a matching chest of drawers. Triple glazed vertical picture window.



SECOND FLOOR

Upper Landing

Quadruple section triple casement picture window - wonderful semi-rural aspect. Alighted from a balustraded traditional staircase which rises in two flights across a half landing stage from the main first floor landing below.

Attic Bedroom Five / Studio (*reducing ceiling height*)
6.35m x 4.25m (20'9" x 14'0")
maximum dimensions

Two sealed unit double glazed skylights. This versatile upper-level studio bedroom arrangement also incorporates a high-grade internal bathroom.

Internal Bathroom

Fitted freestanding ball and claw foot bath with chrome hand shower, pedestal wash hand basin and low flush wc.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

COACH HOUSE CONVERSION & STABLING

Fairfield House is complemented by a restored original coach house and stable outbuilding which offers extensive and versatile accommodation complementing the main house, and which may be suited to a variety of uses subject to particular family arrangements including a relative's annex, guest suite or home working complex remote from the main house.

Entrance Area

Gymnasium 4.40m x 3.15m (14'6" x 10'3")

Studio/Home Office 6.65m x 3.15m (21'9" x 10'3")

External WC

External Log Store 3.20m x 2.00m (10'6" x 6'6")

Implement Store 2.70m x 2.30m (8'9" x 7'6")

General Purpose Storeroom 4.55m x 2.05m (15'0" x 6'9")

Double Bay Loose Box Stable 4.55m x 4.50m (15'0" x 14'9")
With electrically operated door.

Integral Double Garage 4.55m x 4.55m (15'0" x 15'0")
Having a useful workshop store behind and a doorway connecting to the rear entrance area of the gymnasium and studio described above.

Single Integral Garage 4.55m x 3.05m (15'0" x 10'0")
Having an electrically operated door.

Electric vehicle car charging point.

Agents Note

In practise, the comprehensive range of coach house outbuildings and stabling offer scope, subject to statutory planning and building regulation considerations, for the creation of a first class annex arrangement for dependent relatives or home office working.

Oak Framed Cart Shed Garage

A high grade traditional building featuring a workshop/tractor house, central double open bay parking facility and a second workshop.



EXTENSIVE GROUNDS AND FORMAL GARDENS

Fairfield House is approached from Widmerpool Road through a gated entrance leading to a gravel entrance court/parking area with an upper block paved parking area beyond.

Extensive Formal Gardens

Fairfield House features sheltered well stocked formal gardens, and a large sun terrace opens out from the main southerly elevation to provide a first-class alfresco dining and relaxation area, with views towards the tennis court and grass paddocks beyond.

Hard Surface Tennis Court

A particular feature for the tennis enthusiast is the astroturf surfaced tennis court.

Ancient Productive Orchards

BY SEPARATE NEGOTIATION

Equestrian Amenity

- grassland totalling 4.69 Acres / 1.90 Hectares

For those purchases with an interest in equestrian pursuits the level grass paddocks extending north and south beyond the formal gardens are a particular feature serving also to give an attractive protective screen around this wonderful traditional home.

There are two fields (marked Field One and Field Two) identified on the accompanying plan, which may be acquired by separate negotiation.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

SERVICES

Mains water and electricity are connected. Drainage is to a septic tank (emptied twice a year on average) The property features high grade Valtac energy efficient triple glazing complemented by oil fired central heating circulating in part underfloor and to conventional radiators.

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

Standard 3 Mbps

Superfast 46 Mbps

Available Mobile Coverage (based on calls indoors)

O2 - ✓ Vodafone - ● EE - ✓ Three - ✓

✓ = Likely ● = Limited ✗ = Poor

LOCAL AUTHORITY

Council Tax Band G

Rushcliffe Borough Council
Civic Centre, Pavillion Road, West Bridgford
Nottingham NG2 5FE
www.rushcliffe.gov.uk
0115 981 9911

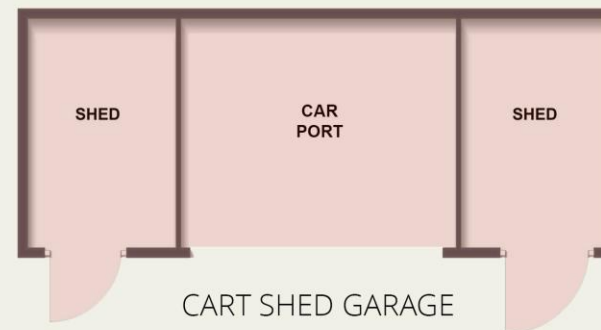
TENURE

Freehold with vacant possession upon completion.

VIEWING ARRANGEMENTS

If you are interested in Fairfield House and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

COACH HOUSE/STABLE CONVERSION

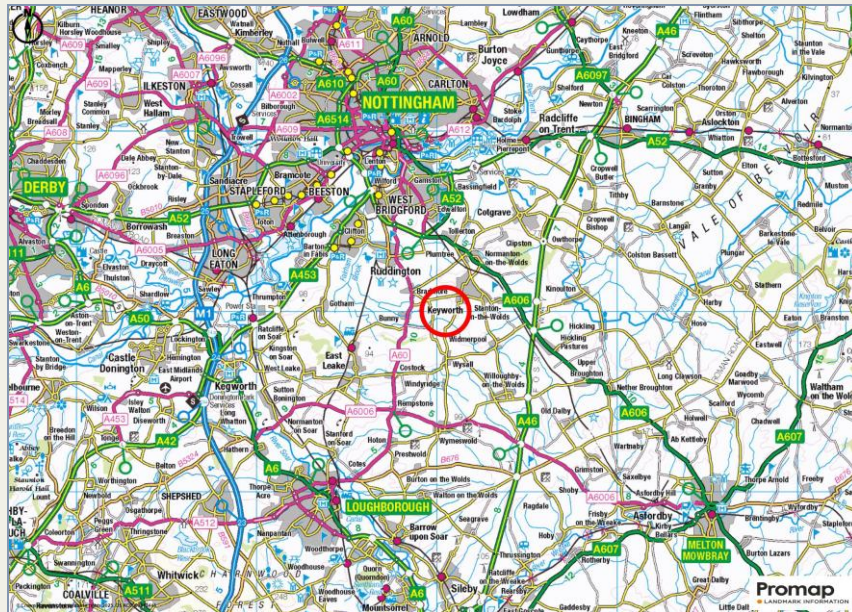


CART SHED GARAGE

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL 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: 0360-2952-9490-2925-8551

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.

LOCATION PLAN

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