



Station Road, Sutton Retford DN22 8QA

welcome to

Station Road, Sutton Retford

Contemporary small holding with private grounds stretching over 1.25km long including it's own lake fully stocked with a range of specimen fish!
FIVE DOUBLE BEDROOM residence with SPECTACULAR LIVING SPACE, fully renovated infused with a cutting edge design and spectacular fixtures & fittings.



Reception Hall

Full height double glazed windows and doors allow an abundance of light to the commanding reception hall. Vaulted ceilings, high quality flooring and a staircase leading to the first floor with a walk in wine cellar below.

Cloakroom

Fitted with a wash hand basin, w.c. and a double glazed window.

Formal Lounge

Double glazed french doors, LVT flooring

Living Kitchen

55' 5" x 27' 10" Max (16.89m x 8.48m Max)

This beautifully appointed and expansive space is fitted with a comprehensive range of bespoke wall and base units with Quartz worksurfaces, an undermounted sink and drainer and a black high gloss brick splashback. There is a contrasting central island unit with an integrated self extracting induction hob and integrated storage plus a integrated double oven, microwave, dishwasher and a fridge freezer. Bespoke Quartz dining table and matching coffee table in the living area. LVT flooring through the living, dining and kitchen area, three double glazed windows to the front elevation and three double glazed windows to the rear. The living area has a feature high gloss black wall with integrated TV point and double glazed patio doors with full height windows either side.

Utility Room

9' 2" x 6' 5" (2.79m x 1.96m)

Fitted with further bespoke wall and base units plus a storage cupboard. There is space for a dryer and space and plumbing for a washing machine and a double glazed door.

First Floor

Landing

A bespoke glass staircase leads to the first landing with a full height double glazed window plus a further double glazed window and loft access.

Master Suite

24' 6" x 16' 3" (7.47m x 4.95m)

This is a superb master suite with full height picture windows and doors leading to the Juliette balcony allowing views over the glorious grounds. Central heating radiator and a vaulted full height ceiling. Feature glass windows and door lead to the dressing room.

Master Dressing Room

11' 3" x 10' 1" (3.43m x 3.07m)

Feature glass walls, bespoke illuminated fitted hanging and storage and a double glazed window.

Ensuite

Fitted with a double walk in shower cubicle with bespoke glass screen, wash hand basin set into a contemporary wall mounted unit and a built in w.c. High quality fully tiled walls and splashbacks, feature illuminated full width mirror, obscure double glazed window and a heated towel rail.

Bedroom Two

23' x 13' 2" (7.01m x 4.01m)

Two double glazed windows, central heating radiator and a walk in closet with fitted storage, shelving and drawers.

Ensuite

Fitted with a shower cubicle, wash hand basin and a w.c. High quality fully tiled walls and splashbacks, double glazed window and a heated towel rail.

Bedroom Three

11' 3" x 11' (3.43m x 3.35m)

Double glazed window and a central heating radiator.

Bedroom Four

11' 10" x 11' 1" (3.61m x 3.38m)

Double glazed window and a central heating radiator.

Bedroom Five

11' 11" x 11' 9" (3.63m x 3.58m)

Double glazed window and a central heating radiator.

Principle Bathroom

Fitted with a contemporary white suite including a free standing bath, wash hand basin and a w.c. Walk in shower cubicle with rainfall shower and bespoke luxury screen, high quality floor and wall tiling, vertical central heating radiator and a obscure double glazed window.

Annexe

A detached single story annexe incorporating a bar, gymnasium, bedroom and shower room

Annexe Bedroom

17' 1" x 9' 9" (5.21m x 2.97m)

Double glazed french doors and double glazed side window.

Annexe Shower Room

Fitted with a shower cubicle, wash hand basin and a w.c and tiled flooring.

Gymnasium

49' 11" x 17' (15.21m x 5.18m)

Two bifolding doors and high quality hard wearing flooring.

Bar

35' 2" x 17' 3" (10.72m x 5.26m)

A fabulous space for entertaining with a built in bar with laminate top, stainless steel sink, exposed brick walls, high quality hard wearing flooring, full height windows and bifolding doors.

Double Garage/Workshop

52' 4" x 21' 3" (15.95m x 6.48m)

Extensive garage/workshop with two roller shutter doors, power, lighting and an outside tap.

Exterior

The property is accessed by electric gates which lead down a long private driveway to the property where there is ample parking for several vehicles. There is a large secure barked children's play area to the side of the property. To the rear and side are porcelain patio area's for outdoor entertaining. Extensive formal lawned area leading down towards the lake and the land beyond. The lake has a pump to control the water level and is fully stocked with a wide range of carp and other species of fish and has flood lights overlooking the lake. After the lake the land is mainly grassed and tree lined stretching over 1km! The land is secure and there are no public right of ways across it.



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welcome to

Station Road, Sutton Retford

- Positioned on a private plot over 1.25km long!
- Five bedroom luxury family home
- Fabulous master suite with glass walk in wardrobe and en-suite
- Extensive open plan living
- Annexe with gym and bar

Tenure: Freehold EPC Rating: C

£1,800,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109267 - 0002

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