



# September Cottage

MOORGREEN

## SEPTEMBER COTTAGE

145 Moorgreen, Newthorpe,  
Nottingham, NG16 2FF

This stunning 3 double bedroom period cottage dating back to 1700`s has been carefully renovated and extended using clever design and quality fittings to create an up to date and well thought out family home whilst retaining many of its period features

Exemplary interior design is evident throughout the three reception rooms, dining kitchen and first floor accommodation, the property boasts some beautiful features such as exposed beams, delightful fireplaces and bespoke window shutters. Featuring very private and meticulously landscaped gardens which offer multiple seating areas, a rolling lawn and useful outbuildings creating a private oasis overlooking the brook at the bottom of the garden, whilst timber framed garaging and the driveway provide ample parking space for multiple vehicles behind gates.





## welcome home

The front door opens into the first of two welcoming reception rooms, the first a dining room but currently used as a snug by the current owners and features a wonderful multifuel burner set within a beautiful ornate stone surround. An opening leads into the sitting room with a decorative stove set beneath a wooden mantelpiece flanked by picture windows looking out to the side of the property over a lovely seating area. Porcelain Scottish Oak flooring extends throughout these two sitting rooms that both also benefit from beautiful, exposed beams. Windows overlook the stocked private front garden.

A central hall links the sitting room with open plan dining kitchen and reception area to the rear of the property, with stairs rising to the first-floor landing.

A couple of steps lead into the kitchen reception space, the idyllic place to relax and look over the garden through the triple bi-fold door that open on to the outdoor patio. Tiled flooring extends throughout the rear of the property linking functionality with wonderful design.

To the right is a lovely cloakroom fitted with a wash hand basin and WC, that leads into the incredibly useful utility room featuring space for an undercounter washing machine and tumble dryer with fitted cabinetry above.







Heading to the left from the reception space, leads through an archway into the beautiful dining kitchen fitted with soft grey, modern shaker cabinetry providing extensive storage in the form of cupboards, drawers, wine and crockery racks. There is space for an American style Fridge/Freezer in addition to the built in undercounter fridge and freezers. Whilst an integral dishwasher sits next to the Belfast sink, benefitting from a position under the window overlooking the amazing rear garden. Completing the culinary appliances is a Rangemaster Classic Deluxe 90 nestled beneath a custom-made hood that houses the AEG extractor fan with feature slate effect backsplash.

From the kitchen a door leads to the wonderful study boasting beautiful herringbone Amtico flooring and patio doors onto the private side courtyard and rear garden. This fabulous third reception space is extremely versatile and offers the perfect way to enjoy indoor/outdoor living.



## first floor

Stairs rise to the first floor landing which provides access to the three bedrooms and family bathroom.

The principal suite offers a large bedroom with more than enough space for a king size bed and ancillary bedroom furniture with a beautiful ensuite. The half tiled ensuite features a corner shower with rainfall showerhead, his and hers hand basins with a large vanity under and WC as well as an in-built sliding mirrored wardrobe enabling the space to also act as a dressing room.

The two further bedrooms are both well-proportioned doubles, with feature shutters in the second bedroom and in-built wardrobing to the third that also benefits from views over the glorious rear garden. All bedrooms benefit from excellent privacy and views due to the wrap around garden, considered planning and local countryside setting.

Completing the first-floor accommodation is the family bathroom. Brilliantly designed, this room features a corner shower with rainfall shower head, a raised free-standing bathtub, glass wash hand basin and WC.







## gardens

Entering through wrought iron gates flanked by brick pillars and wall, leads to a private parking area with parking for at least four vehicles separated from the garden by tall fencing. A timber framed garage provides excellent storage space with a covered timber car port providing further parking.

A pedestrian path leads from the parking at the side, to the front of the property through the front garden which is predominantly laid to lawn but benefits from beautiful mature planting along the border. As the property is arranged side on to the entrance from the road, this front garden is extremely private.

Trellises divide the front garden from a courtyard style seating area to the side of the property (opposite side the gated entrance). This wonderful patio suntrap, accessed via the study, provides just one of many excellent outdoor seating area's.

To the rear of the property is a magnificent sprawling landscaped garden featuring extensive mature planting along the borders and in circular beds, a rolling lawn, multiple seating areas and outbuildings. The rear patio door opens out onto a large patio raised seating area overlooking the garden, whilst a deck to the left provides another. Decking to the right leads to a large garden building benefiting from electricity and wired internet – currently used as an office this alternatively could make a fabulous home bar or summer house.









Garden storage is in abundance, as in addition to the garage there are two garden sheds and log store as well as a fabulous, enclosed storage area to the side of the property separating the house from the parking area. Easy access to the rear garden is enabled by two gates opening through the dividing fence.

A further decked seating area with pergola and firepit situated in the bottom left corner of the garden takes full advantage of the serene setting, overlooking the brook that runs along the bottom of the garden. Traversing the path of the brook, under the road bridge gives access to wonderful walks around the local countryside.

## local amenities

Nestled amidst the serene countryside of Nottinghamshire, only 8 miles from Nottingham City Centre, Moorgreen offers an idyllic retreat for those seeking a harmonious blend of rural charm and modern convenience. The quaint village benefits from the well regarded Reuben Shaw & Sons Garden Centre with a lovely tearoom and the Horse & Groom public house.

Further amenities can be found in the neighbouring villages of Newthorpe and Beauvale whilst the extensive shops of Eastwood, Kimberley and Giltbrook Retail Park are only a short drive away. Commuters benefit from easy access to major road networks notably the A610 (approx. 2 miles) and the M1 (approx.. 3 miles).

## services

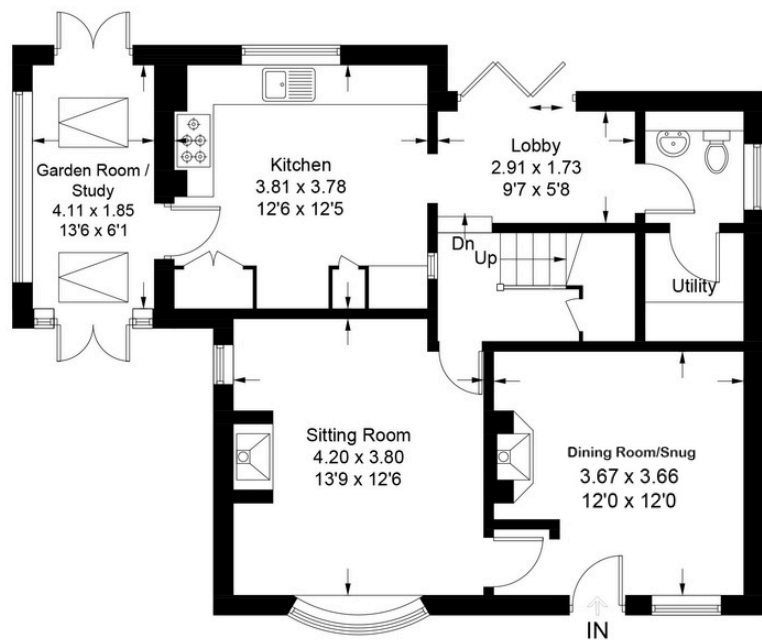
Mains water, electricity and drainage are understood to be connected. There is gas-fired central heating with the located in the kitchen having been fitted in 2021 and the hot water tank located in the ensuite bathroom. The property benefits from a Hive central heating control system. None of the services or appliances have been tested by the agent.



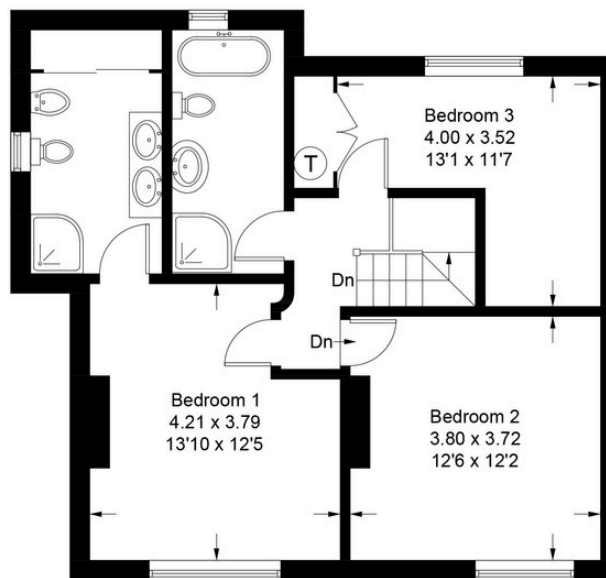


# floorplan

## finer details



ground floor

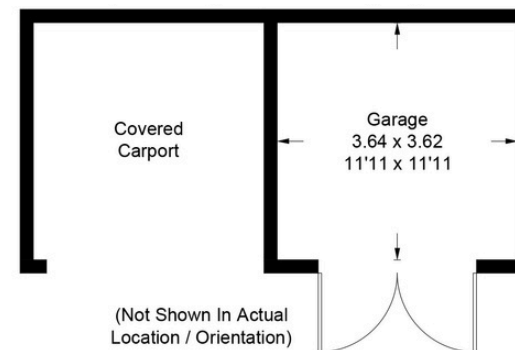


first floor

**Local Authority:** Broxtowe Borough Council  
**Council Tax Band:** E  
**Tenure:** Freehold

**EPC Rating:** 68 | D  
**EPC Rating Potential:** 85 | B

**Approximate Gross Internal Area:** 133.4 sq m / 1435 sq ft  
**Garage:** 13.1 sq m / 141 sq ft  
**Total:** 146.6 sq m / 1576 sq ft (excluding the car port)



## FIXTURES AND FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not. All fixtures specifically mentioned in these particulars are included in the sale and the fixtures normally designated as tenant's equipment are excluded.

## PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



# Digby & Finch

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