



Little Acre
CROPWELL BUTLER

LITTLE ACRE

Tithby Road, Cropwell Butler,
Nottinghamshire, NG12 3AA

Originally constructed in the 1930s and extensively remodelled in 2017 to create a truly magnificent and modern family home.

The property was stripped back to its brick foundation and received a comprehensive rebuild and remodel, including all new electrics, heating systems, windows, and doors, ensuring it meets the highest standards of comfort and style. The house welcomes visitors with a generous driveway offering extensive parking for 7+ cars, beautifully landscaped grounds and a garage with an additional annex over which is currently used as an office but would be ideal for a gym or parent annex.

Moreover, a significant planning permission was granted in 2022, which encompasses expanding the current entrance hall, the addition of a side extension to create a further self-contained annex, an outdoor swimming pool within the rear garden, and an extension to the existing garage.





welcome home

Upon entering, an impressive entrance hall awaits, featuring bench window seating, understairs cloaks and a striking vaulted ceiling. To the side of the entrance hall, you'll find a further cloakroom benefiting from motion-detecting lights, complete with a concrete wash hand basin, vanity unit, and WC.

The left side of the ground floor offers an expansive open plan kitchen, living, and dining space, with beautiful limestone tile flooring flowing seamlessly from the hallway there is underfloor heating throughout the ground floor.

The bespoke kitchen, designed by Lewis & Hill, is a culinary masterpiece. A vast concrete kitchen island, measuring an impressive 3.4m x 2m in size, stands as the focal point of this space, housing a dishwasher and wine fridge along with two stainless steel inlaid sinks, each with Quooker taps offering instant boiling water at both, and sparking and filtered water at one. The island also offers seating for at least four stools whilst providing vast storage. Two drawers benefit from power charging sockets whilst they also feature in abundance on the island and around the kitchen.

The kitchen further presents extensive cooking options, including a 3-oven Aga with an extractor fan, two Miele ovens, steam oven and microwave. Bespoke hardwood cabinetry includes an illuminated larder cupboard, an appliance cupboard, and two integrated Fisher and Paykel Cool Drawers, which can transition between fridge and freezer temperatures at the push of a button.





An elegant lighting rig not only enhances food preparation but also sets the perfect ambiance for this fabulous entertaining space. This well thought out Rako lighting is also reflected within the dining and seating areas to create wonderful zoning within this expansive open plan space. The dining area, boasting panoramic garden views, easily accommodates a 10-seat table and connects seamlessly to the outdoor patio through sliding doors, creating an indoor/outdoor entertaining paradise.

Completing this space is a cosy seating area with a modern bay window looking out onto the rear garden and a recessed TV.

To the right of the entrance hall, is a delightful formal sitting/TV room with patio doors leading to the rear garden and a recessed TV. The room is further accentuated with alcove pelmet lighting, creating a warm and inviting atmosphere.

Offering impressive functionality whilst retaining a stylish appearance is a fabulous laundry cum utility room with a separate drying room. Extensive storage lines one wall, providing space for a stacked washing machine and tumble dryer. Tile back splashes adorn the two wood countertops. A stainless steel sink with mixer tap sits within one, whilst the second provides ample workspace perfect for folding laundry.









principal suite

The principal suite encompasses the entire right hand side of the first floor. Cleverly arranged to create a sitting area with a recessed television, space for a king-size bed and a dressing area.

Bespoke wardrobes from Lewis & Hill provide extensive storage, and USB ports within the electrical sockets add a convenient touch.

The ensuite bathroom is a luxurious retreat with high-quality fixtures from Villeroy and Boch as are present in all of the properties bathrooms. The room showcases a free-standing egg bath aligned with a mirrored bathroom television complete with built-in speakers and floating remote. A large fully tiled walk-in shower benefits from a rainfall showerhead. His and hers vanity units with wash basins offer perfect, functional symmetry. A towel radiator and WC complete the space. There is electric underfloor heating in the bathroom (and indeed in all bathrooms).



accommodation

The right side of the ground floor features two double bedrooms, both equipped with built-in wardrobes and ensembles complete with walk-in showers, wash hand basins and vanity units, and WC.

The bedroom to the front of the property boasts a dressing room with a large fitted dressing table and drawers, offering a versatile space that could alternatively serve as a private office. Whilst the rear bedroom features patio doors that open to the garden.

Ascending to the first floor, you'll find an expansive landing with a seating area, providing access to the principal suite, a secondary suite, and two additional bedrooms.

The secondary suite includes a spacious double bedroom, currently used as a home gym, and an ensuite bathroom featuring a shower, a free-standing egg bath, a vanity unit with a sink, and a WC, all elegantly fully tiled.

The remaining first floor bedrooms consist of a generously proportioned double currently used as a dressing room and a spacious single.





finer details

The property benefits from a RAKO lighting system, offering different pre-set lighting combinations for each room enabling the simple creation of various atmospheres through specific lights or dimmer settings as required.

LED lights are fitted throughout the property, offering an array of lighting solutions from alcove pelmet lighting to overhead spotlights and low level lighting on the staircase.

The home is equipped with air conditioning in the kitchen, sitting room, and master bedroom, zoned underfloor heating throughout all of the ground floor rooms, radiators on the first floor and electric underfloor heating in all bathrooms, which can be controlled separately.

A full mains fire and smoke detection system was fitted in 2017, at which time the electrics were also completely replaced.

Local Authority: Rushcliffe Borough Council

Council Tax Band: D

Tenure: Freehold

EPC Rating: 76 | C

EPC Rating Potential: 80 | C

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler. None of the services or appliances have been tested by the agent.







the grounds

Approaching the property, an electric gate leads to an extensive private driveway offering ample parking space. The front garden is adorned with a lawn and mature plantings, while raised, stocked beds provide an elegant water feature.

The rear garden features a large wide patio spanning the width of the house, offering an ideal space for outdoor entertaining. Gabion retaining walls separate the patio from the raised lawn, which occupies most of the rear garden. Fenced boundaries are enhanced with low planting, creating an inviting and landscaped outdoor environment.

Additionally, the 2022 planning permission allows for the erection of an external swimming pool and outdoor kitchen.

the garage

The garage is fitted with two up-and-over electric garage doors, providing space for a single car and additional storage or workspace. An door at the rear of the garage leads to a ground floor utility space with stairs rising to a vaulted first-floor room, offering versatile opportunity for a home office or gym.

The 2022 planning permission also allows for the reconfiguration of the ground floor, including the addition of a shower room and an oak open sided garage to the side for further sheltered parking.



local amenities

The Conservation village of Cropwell Butler is within easy reach of Radcliffe on Trent and Bingham where there are comprehensive local amenities and facilities including shops, banks, restaurants, schools and leisure facilities. The village has a well reputed pub, The Plough and regular public transport services.

Communication links are excellent, the A46 Fosse Way recently upgraded giving fast access to Newark and Leicester, M1 south (J21a). Nearby A52 gives good road access to Nottingham and Grantham. From Grantham the East Coast Line provides regular and rapid (scheduled 70 minutes) train journey to London Kings Cross. Nottingham International Airport is easily accessible adjoining the M1 (J24) at Castle Donnington.

agents note

In brief, planning permission was granted in 2022 for the addition of a self-contained annex to the left hand side of the property, the expansion of the existing entrance hall, addition of a car port to the right hand side of the garage as well as the creation of an outdoor kitchen and swimming pool in the rear garden, beauty room, dog room and secondary kitchen.

Planning ref: 21/02973/FUL can be viewed on the Rushcliffe Borough Council Planning Portal. Plans can be provided by the agent upon request.



floorplan



Approximate Gross Internal Area:

310.2 sq m / 3339 sq ft

Garage: 39.7 sq m / 408 sq ft

Total: 384.1 sq m / 3747 sq ft

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

ESTATE AGENTS

01159 505 444

nottingham@digbyandfinch.com

12 Main Road, Radcliffe on Trent, NG12 2FH