



The Mill House Manor Road,
Barton-In-Fabis, NG11 0AA

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*** CALL FOR VIEWING *** THE MILL HOUSE ***

SACHEVERELL GRANGE is a stunning development by local developer Hawke Living, situated in the highly regarded and quaint village location of Barton- in- Fabis.

Five EXCLUSIVE family homes on this development, each perfect for any growing family, finished to a high specification throughout!

The Mill House, is a stunning four/five bedroom detached family home. To the ground floor of the property is a grand Atrium entrance with feature oak and glass staircase, a HIGH SPECIFICATION kitchen opening to a living/dining area with a range of full length glazed doors opening to the rear, plus a separate utility room, a spacious living room and the fifth double bedroom/study. To the first floor of the property is the impressive master suite complete with an en-suite shower room, a dressing room and double doors leading out to a balcony, plus three further bedrooms (one with an en-suite shower room), and a family bathroom.

The property enjoys stunning views of the open countryside. There are many significant extras including HDCCTV, and vehicle charging points, with some optional extras from the developers.

VIEWING HIGHLY RECOMMENDED

Offers Over £650,000





THE MILL HOUSE, SACHEVERELL GRANGE

GROUND FLOOR ACCOMMODATION

Entrance Hall

Living Room 14'5" x 12'6" (4.39m x 3.81m)

Study 13'1" x 10' (3.99m x 3.05m)

Open Plan Kitchen/Dining/Family Room 21' x 17'5" & 11'2" x 13'1" (6.40m x 5.31m & 3.40m x 3.99m)

Utility Room 6'2" x 8'8" (1.88m x 2.64m)

Ground Floor WC 3'8" x 7'8" (1.12m x 2.34m)

FIRST FLOOR ACCOMMODATION

Master Bedroom 13'5" x 11'6" (4.09m x 3.51m)

Dressing Room 5'10" x 7'7" (1.78m x 2.31m)

En-Suite 7'6" x 5'7" (2.29m x 1.70m)

Bedroom Two 12'6" x 13'8" max (3.81m x 4.17m max)

En-Suite 8'4" x 4'7" (2.54m x 1.40m)

Bedroom Three 13'9" x 11'6" (4.19m x 3.51m)

Bedroom Four 12'6" x 9'5" (3.81m x 2.87m)

Family Bathroom 10'x 9'2" (3.05mx 2.79m)

Additional Information

The Mill House is to include:-

- * HD CCTV As Standard
- * Burglar Alarm
- * Electric Vehicle Point As Standard

- * Porcelanosa Tiles
- * Smart Heating
- * Countryside Views
- * Choice Of Kitchen
- * Executive Specification

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

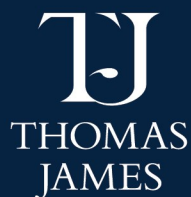
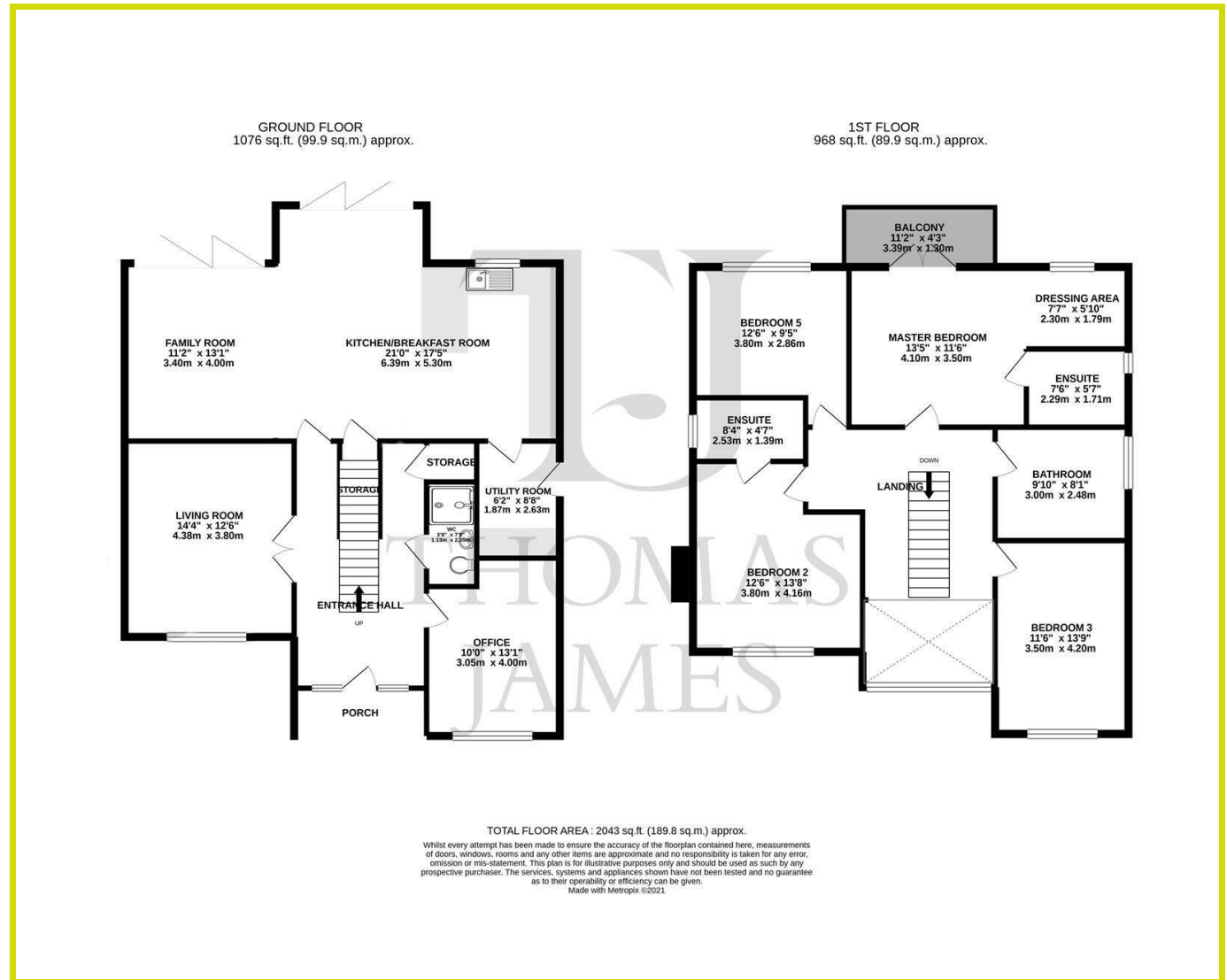
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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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