



The Stables, Manor Road,
Barton-In-Fabis, NG11 0AA

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THE STABLES - LUXURY LIVING 5 BEDROOM DETACHED HOME

Amazing Transport links - East Midlands airport, East Midlands Parkway Train Station, with link to London in approximately 1hr 25 mins. Close Road Links M1/M42/A50

SACHEVERELL GRANGE - Barton-in-Fabis present an impressive development crafted by local developer Hawke Living, nestled in the charming and highly esteemed south Nottinghamshire village of Barton-in-Fabis.

The Stables residence offers a Gated Driveway, a welcoming entrance hallway, a delightful open plan breakfast room and kitchen with glazed doors that open to the rear garden, a study, a separate living room, a utility room, and a shower room on the ground floor, with a luxurious master bedroom (with a balcony overlooking the garden, a dressing room and en-suite), four further bedrooms (a second with an en-suite), plus the well appointed family bathroom on the first floor.

Additional features include HDCCTV for enhanced security, and vehicle charging points. There is also a dedicated stable block for further storage, or residential conversion, Subject to the relevant planning, plus a garage

Viewing is highly recommended to fully appreciate this exceptional home!

Guide Price £750,000



SACHEVERELL GRANGE

This exceptional development comprises five custom designed homes, crafted to cater to the needs of growing families, and boasting a superior level of craftsmanship and attention to detail.

THE STABLES

GROUND FLOOR ACCOMMODATION

Entrance Hall

The impressive entrance hall has full height UPVC double glazed obscure windows to the front elevation, tiled flooring (with underfloor heating), digital thermostat, a security alarm panel, an oak staircase with glass panels rising to the first floor, recessed spotlights, and doors into the living room, the open plan breakfast room/kitchen, the study and the ground floor shower room.

Living Room

UPVC double glazed window to the front elevation, underfloor heating, television aerial connection point, recessed spotlights.

Open Plan Breakfast Room/Kitchen

Fitted with a range of base and wall units with a wrap-around worktop, an undermount sink and a half with a swan neck mixer tap and draining grooves, integrated appliances include a dishwasher, a fridge freezer, two ovens, a combi-oven and warming drawer, and an induction hob with an extractor fan.

Open plan to the dining / seating area, tiled flooring (with underfloor heating), digital thermostat, recessed spotlights, television aerial connection point, UPVC double glazed window to the rear elevation, and two sets of aluminum bi folding doors opening out to the rear garden.

Utility Room

Fitted with base and wall units, with worktop over, an undermount sink with a swan neck mixer tap and draining grooves,

Tiled flooring (with underfloor heating), digital thermostat, UPVC door opening to the side garden.

Store Room & Plant Room

STORE ROOM:- Tiled flooring with underfloor heating, recessed spotlight. PLANT ROOM:- Housing the wall-mounted boiler, and water tank.

Study

UPVC double glazed window to the front elevation, underfloor heating, digital thermostat, television aerial connection point, recessed spotlights.

Ground Floor Shower Room

Fitted with a shower enclosure with an overhead rainfall shower and a handheld shower head, a concealed dual flush wc, and a wash basin with fitted storage.

Floor to ceiling tiles, underfloor heating, electrical shaving point, chrome heated towel rail, recessed spotlights, extractor fan.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Recessed spotlights, digital thermostat.

Doors into five bedrooms and the family bathroom.

Bedroom One

Full height UPVC double glazed windows to the rear elevation, double French doors opening out to a decked balcony, radiator, television aerial connection point, recessed spotlights, and access into the dressing room and the en-suite.

Dressing Room

UPVC double glazed window to the rear elevation, radiator, recessed spotlights.

En- Suite Shower Room

Fitted with a shower enclosure with an overhead rainfall shower and a handheld shower head, a concealed dual flush wc, and a wash basin.

UPVC double glazed obscure window to the side elevation, floor to ceiling tiles, electrical shaving point, chrome heated towel rail, recessed spotlights, extractor fan.

Bedroom Two

UPVC double glazed window to the rear elevation, radiator, recessed spotlights, television aerial connection point, and access into the second en-suite.





(Bedroom Two) En-Suite Shower Room

Fitted with a shower enclosure with an overhead rainfall shower and a handheld shower head, a concealed dual flush wc, and a wash basin.

UPVC double glazed obscure window to the side elevation, floor to ceiling tiles, electrical shaving point, chrome heated towel rail, recessed spotlights, extractor fan.

Bedroom Three

UPVC double glazed window to the front elevation, radiator, recessed spotlights, television aerial connection point.

Bedroom Four

UPVC double glazed window to the front elevation, radiator, recessed spotlights, television aerial connection point.

Bedroom Five

UPVC double glazed window to the front elevation, radiator, recessed spotlights.

Family Bathroom

Fitted with a freestanding double-ended bath with central taps, a shower enclosure with an overhead rainfall shower and a handheld shower head, a concealed dual flush wc, and a wash basin.

UPVC double glazed obscure window to the side elevation, floor to ceiling tiles, electrical shaving point, extractor fan, recessed spotlights.

OUTSIDE

At the front of the property there is double gated access to the a driveway which provides off road parking for a number of vehicles.

The adjacent garden includes; a lawned area and a range of shrubs. There is courtesy lighting, access into the barn, steps up to the entrance door, and access to the rear garden.

The privately enclosed rear garden has a decked seating area, steps leading down to a lawn, and a block paved patio area. There is courtesy lighting, fence panelled boundaries, and gated access to the front

BARN:- With lighting, power points, a single door, and double doors opening out onto the driveway.

Additional Information

The Stables is to include:-

- * HD CCTV As Standard
- * Burglar Alarm
- * Electric Vehicle Point As Standard
- * Porcelanosa Tiles
- * Smart Heating
- * Countryside Views

Council Tax Band

Council Tax Band To Be Assessed.

Barton-in-Fabis

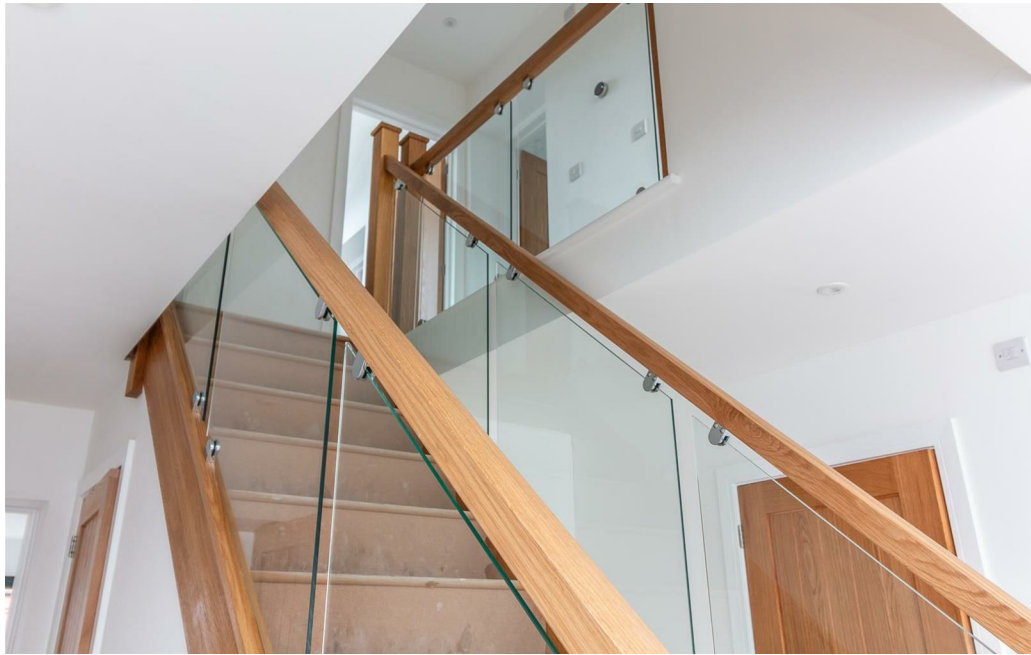
Surrounded by beautiful countryside, Barton-in-Fabis is around 6 miles from Nottingham, and is conveniently located within easy reach of East Midlands Airport and East Midlands Parkway train station.

The village itself enjoys an excellent community spirit and is home to a popular bistro, a parish church and a village hall.

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

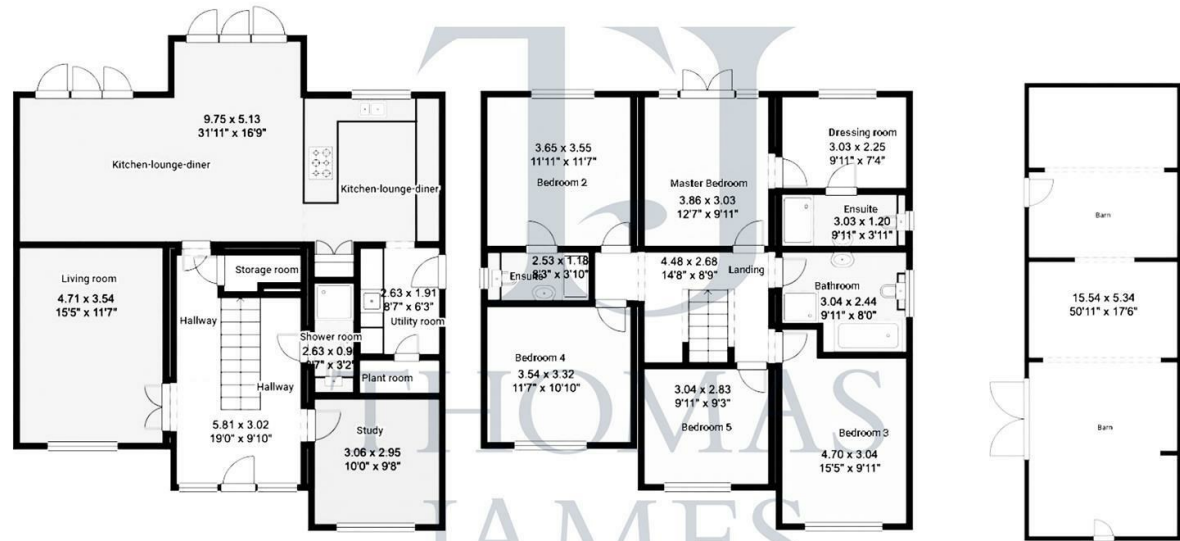
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MONEY LAUNDERING

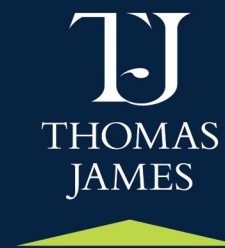
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU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



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.



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