

DISTINCTIVE  
HOMES  
by



# Oak House, Holmleigh Court

Hose, Vale of Belvoir, LE14 4JN

# Oak House, Holmleigh Court

Hose, Vale of Belvoir, LE14 4JN

A lavishly appointed and high quality detached family residence occupying a much-coveted position within this secure gated development. The property is particularly attractive and constructed by locally renowned builders to an attractive barn conversion style with decorative brick detailing beneath pantile roof.





**Ground Floor:**

- Spacious entrance hall
- Living room, dining area
- Kitchen/family room
- Utility and laundry room, WC
- Games room and gym

**First Floor:**

- Large galleried landing
- Master bedroom, dressing room, en-suite
- Three further bedrooms and en-suites

**Second Floor:**

- Two bedrooms or home office
- Bathroom

**Grounds:**

- Private driveway
- Double garage with annexe above
- Patios to the side and rear
- Extensive gardens
- 0.57 Acre plot

EPC Rating - B

Tenure - Freehold

Council tax - Band G





The property is set in a delightful position within the centre of the village enjoying magnificent views towards the village church. The extensive accommodation is set over three floors and in brief comprises dining hall entrance, separate living room, open plan living dining/kitchen, games room and home gym. There is a large utility room and WC. The first-floor galleried landing and second floor landing give way to six bedrooms in total with five bath/shower facilities. Outside, the property has secure off road parking for a vast number of vehicles on both the front driveway and the secure gated driveway to the side of the property which in turn gives way to the detached double garage, which also has guest accommodation above by way of a room with kitchenette and shower.

The grounds benefit from beautifully maintained gardens with a wonderful focus on outdoor entertaining on large patio areas with lighting and water features, and attractive views from all sides. Immediately adjacent to the kitchen, there is a wonderful contemporary polished stone terrace with steps leading down to a private area of lawn, decking and pétanque pitch with surrounding feature planting and lazy river water feature. The majority of the garden is laid to lawn with a variety of mature shrubs, plants and trees and surrounding timber fence.





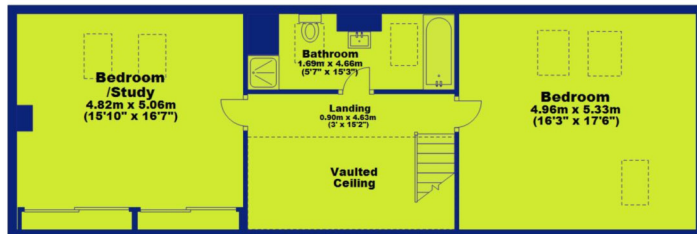
**Ground Floor**  
Approx. 170.3 sq. metres (1833.2 sq. feet)



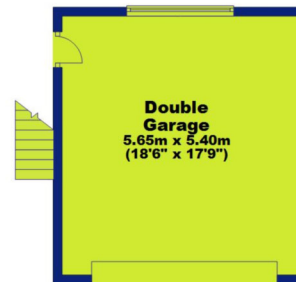
**First Floor**  
Approx. 143.3 sq. metres (1542.9 sq. feet)



**Second Floor**  
Approx. 74.2 sq. metres (798.2 sq. feet)



**Outbuilding**  
Approx. 30.5 sq. metres (328.5 sq. feet)



**Annex (Above Garage)**  
Approx. 21.5 sq. metres (231.3 sq. feet)



Total area: approx. 439.8 sq. metres (4734.1 sq. feet)



DISTINCTIVE  
HOMES

by



## Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

[www.fhpliving.co.uk](http://www.fhpliving.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	90   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contact and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



## Interested in this home?

Call the FHP Living Distinctive Homes Team

T: 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham NG2 6AU



**Jules Hunt**  
Mobile: 07917 460 033  
[jules@fhpliving.co.uk](mailto:jules@fhpliving.co.uk)



**Steven Gray**  
Mobile: 07917 576 253  
[steven@fhpliving.co.uk](mailto:steven@fhpliving.co.uk)



**Lee Matthews**  
Mobile: 07917 576 255  
[lee@fhpliving.co.uk](mailto:lee@fhpliving.co.uk)

1 Weekday Cross  
The Lace Market  
Nottingham NG1 2GB