

DISTINCTIVE
HOMES
by



Kingston Hall, Gotham Road

Kingston-on-Soar, NG11 0DJ

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A stunning home within Kingston Hall, a Grade II listed historic country estate dating back to the 1840s, once the home of Lord Belper. This unique property occupies the west Tower and spans four floors. Enclosed within a private courtyard with a Jacuzzi, the home is enveloped by 16 acres of picturesque Parkland.





Conveniently located near major motorway networks, mainline to London, and local international airports.

Upon entry through a welcoming reception hallway, a boot area with arched doorways leads to an internal hall opening into the courtyard. A bright kitchen features herringbone flooring, painted wood shaker units, quartz stone worktops, and a Belfast sink beneath garden-facing windows. An open fireplace with a stone surround adds charm, leading to a study area through an arched doorway. Continuing, a doorway accesses the sitting room boasting arch ceilings, wall panelling, and garden views. An internal hallway leads back to the kitchen and a WC. A staircase ascends to the first floor and descends to the basement.

The basement hosts a well-appointed bar area with arched ceilings and a window, ideal for relaxation. Adjacent, a utility area provides washer and dryer space, leading to a wine cellar come dining room with brick walls and private space for activities.





Ascending to the first floor, two bedrooms await. The main suite offers excellent proportions, a corner roll-top copper freestanding bath, fitted walking wardrobe, and a contemporary three-piece en-suite shower. On the second floor, two additional double bedrooms include a guest bedroom with an en-suite toilet and shower room finished in a contemporary style.

Accessed via a sweeping driveway leading to a communal turning circle, the property boasts its own lawned private garden with mature trees and shrubs, offering ample outdoor space and views over the estate. A detached double garage with an electric up-and-over door provides excellent storage. The courtyard, accessible from the kitchen, offers space for entertainment or relaxation with built-in seating areas and an outdoor Jacuzzi.

Extended grounds are accessible to all owners, featuring a separate indoor swimming pool, making it an ideal place to live.

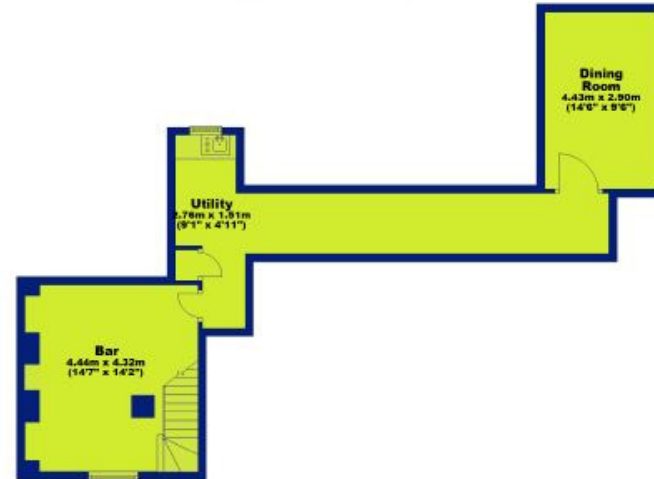




Garage
Approx. 27.8 sq. metres (299.8 sq. feet)



Basement
Approx. 53.5 sq. metres (575.3 sq. feet)



Ground Floor
Approx. 130.7 sq. metres (1407.2 sq. feet)



First Floor
Approx. 82.5 sq. metres (891.8 sq. feet)



Second Floor
Approx. 48.5 sq. metres (521.8 sq. feet)



Total area: approx. 343.4 sq. metres (3695.8 sq. feet)



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