

Brookfield House

Wymeswold



A LUXURY 5 BEDROOM HOME IN ONE OF THE EAST MIDLANDS' MOST BEAUTIFUL VILLAGES

Brookfield House



Brookfield House occupies an elevated position set back from Brook Street and enjoys far reaching countryside views over to the front, south facing aspect. The development of Brookfield House has been completed to an excellent standard of finish to include elements such as the automatic lighting system, ground floor underfloor heating, solid oak doors and carpentry, porcelain floor tiles, Roca sanitaryware within the bathrooms and a stunning Hacker kitchen.

The electrically operated entry gates open up to the resin bound driveway which is bordered with soft landscaping in addition to the light symphony system, illuminating the driveway as you ascend towards the house. The property also benefits from solar panels to both the east and west facing sections of roof, hugely contributing to the property's overall energy efficiency.



Wymeswold



The beautiful Village of Wymeswold on the Leicestershire/ Nottinghamshire border is a quintessential English village built around the local 14th century church.

The village is surrounded by rolling fields and is ideally situated close to the major cities of Nottingham, Leicester and Derby, with excellent links to the M1 and the A1.



Wymeswold



Location

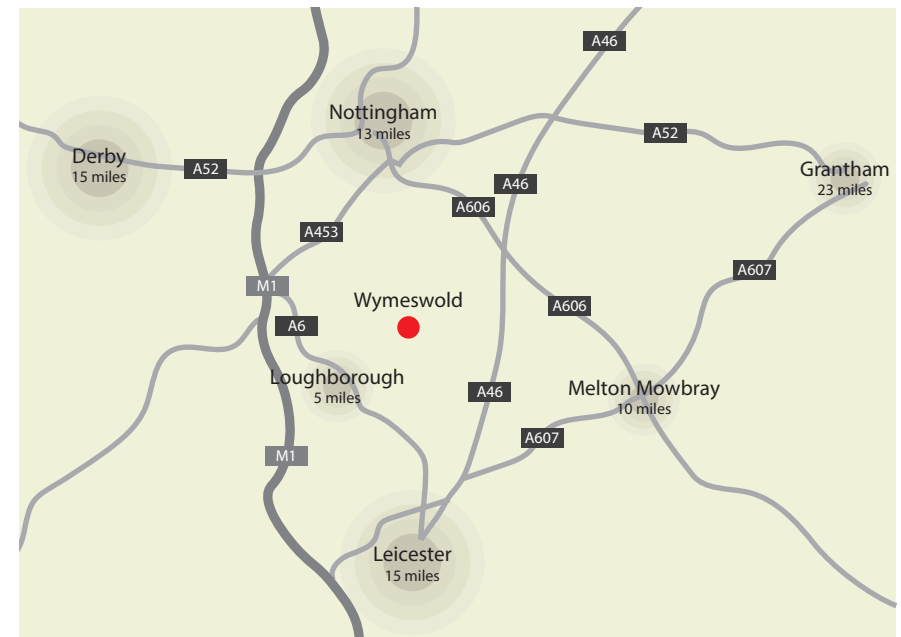


The village of Wymeswold is set amongst open countryside on the Leicestershire/ Nottinghamshire border. It is a quiet village roughly equidistant between Leicester and Nottingham and the main market towns of Loughborough and Melton Mowbray. Ideally located just off Brook Street the local C of E Primary School.

The village benefits from a local convenience store and Pharmacy. It has two public houses, The Three Crowns and The Windmill Inn. It also boasts a 3 rosette Michelin award restaurant, the Hammer & Pincers. The village lies just 8 miles from Ratcliffe College and only 5 miles from the renowned Loughborough Schools Foundation (formerly Loughborough Endowed Schools) which there is a local bus service through the village.

Communications - The nearby A46 allows fast access to the A1, M1 and M69 Leicester, along with rail links from Loughborough or Nottingham to London St. Pancras and East Midlands Airport at M1 Junction 24 just 12 miles away.

Distances - Leicester 15 miles / Nottingham 13 miles / Melton Mowbray 10 miles / Loughborough 5 miles / Ratcliffe College 8 miles / Bradgate Park 13 miles.



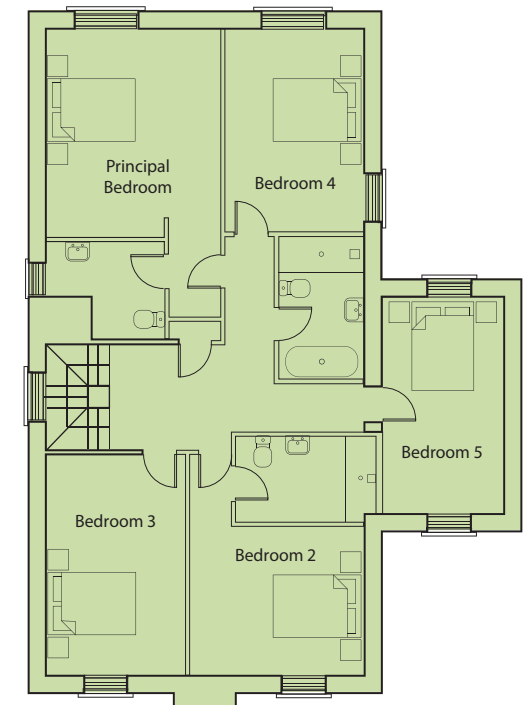
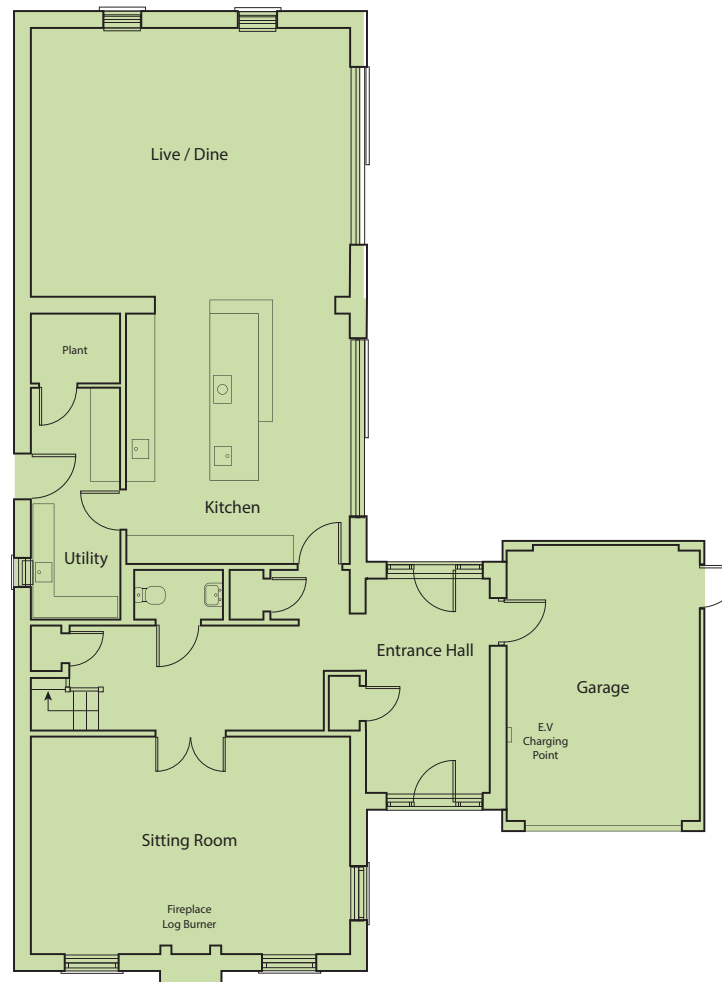
Floor Plans



Dimensions	m	sq.ft
House Internal	256	2,753
Garage	23	249
Combined Total	279	3,002

Ground Floor	m	sq.ft
Live / Dine	6.76 x 5.75	22'2" x 18'10"
Sitting Room	6.86 x 4.69	22'6" x 15'5"
Kitchen	5.14 x 4.93	16'10" x 16'2"
Utility	4.52 x 1.88	14'10" x 6'2"
Entrance Hall	4.61 x 2.66	15'1" x 8'9"
Garage	5.76 x 4.01	18'11" x 13'2"

First Floor	m	sq.ft
Principal Bedroom	4.38 x 3.57	14'4" x 11'9"
Bedroom 2	3.71 x 3.15	12'2" x 10'4"
Bedroom 3	4.67 x 3.00	15'4" x 9'10"
Bedroom 4	3.90 x 3.18	12'10" x 10'5"
Bedroom 5	4.63 x 2.87	15'2" x 9'5"



Entrance



An oak framed storm porch opens up to the front entry door and leads into the dual aspect, bright and spacious entrance hall, laid with porcelain floor tiles with access also granted to the rear of the property. Directly accessible off the entrance hall are two useful storage cupboards alongside a ground floor WC and understairs multimedia cupboard.



Kitchen



Undoubtedly the highlight of the ground floor is the hugely impressive, open plan kitchen lounge diner which spans some 800 sq ft and enjoys a dual aspect, with two sets of sliding doors opening up to the patio to the east elevation.

The stunning, dove grey handleless Hacker kitchen incorporates a range of full height units and a centrally positioned island which also provides breakfast bar seating. The LED lighting throughout the kitchen adds to the striking design features. There's a fabulous natural vintage oak breakfast bar section, along with Konigstone quartz work surfaces and the combination of oak units mixed with a soft taupe finish.



Kitchen



Kitchen



Within the island itself there is a Siemens wine cooler, a Bora downdraft induction hob, a pop up power unit, an inset stainless steel sink with a Quooker three in one kettle tap, an abundance of cabinetry to include both drawers and cupboards, with pendant lighting above. Other Siemens appliances within the kitchen include a coffee machine, a microwave oven, two WiFi enabled electric ovens, a dishwasher, a full height fridge and a full height freezer.

A notable design feature within the kitchen is the generous larder cupboard which is fitted with a mix of open shelving, drawers and benefits two power sockets, finished with a granite work surface.



Utility/Boot Room



Neighbouring the kitchen is a very well appointed utility/boot room, with the utility area holding further base storage, an additional larder unit and open shelving in addition to a secondary sink and further Siemens appliances to include a washing machine and dryer. The boot room area is directly in front of the side entry door and is fitted with shoe storage, bench seating and ample hanging space. Off the boot room area is the plant room, housing the Vaillant boiler and hot water cylinder, which benefit from a ten year warranty and both electric and solar panel controls.



Sitting Room



Glazed double doors lead from the entrance hall into the spacious, dual aspect sitting room which enjoys a partial countryside view to the south aspect and is fitted with the Sonos sound system, in addition to a centrally positioned, focal fireplace, with an inset log burner.

The oak and glass staircase ascends from the hallway to a spacious first floor landing and onto the accommodation at first floor level.



Bedrooms



Brookfield House benefits from 5 well proportioned double bedrooms two of which have full en-suite facilities

Fitted wardrobes included in all bedrooms (please ask for details).



En-Suites



Family Bathroom



Landing/Storage



A useful storage cupboard off the landing completes the first floor accommodation, with loft access also granted from the landing area with a drop down access ladder.



Outside - Front



The resin bonded gravel and contrasting Sorrento granite stone driveway lends access to ample off street parking to the front of the property, in addition to the garage, featuring automatic lighting, an electrically operated entry door, internal power in addition to a car charging point and is laid with a tiled floor. The garage is also accessible integrally from the entrance hall via a side door to the east of the garage.



Outside - Rear



The high quality, external landscaping continues around to the rear of the property, a large, two tier patio seating entertainment area with a focal point water feature and a rendered retaining wall, fitted with LED down lighters. A set of steps lead from the patio area up to a stretch of lawn, bound by modern slatted fencing to the north and west elevations.



Outside - Rear



Agents

Brookfield House

Wymeswold

Another quality development by



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