

Manor Park

Ruddington, NG11 6DS

A beautiful family residence that is set within mature, landscaped formal gardens, this exceptional Edwardian detached residence is a home of rare quality, scale, and character. Set in a highly soughtafter private estate and just a short walk from the heart of the village, the property combines timeless period elegance with the space and flexibility for modern family life.





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Beautifully maintained and thoughtfully preserved, the house boasts a wealth of original features from its era of construction. Notable details include original doors, ornate fireplaces, decorative corniced ceilings, deep skirting boards, and stained-glass leaded windows—contributing to the home's authentic period charm and refined ambience.

The property unfolds across three generous levels, beginning with a welcoming entrance hallway that opens into a grand reception hall—instantly showcasing the home's calibre. There are three elegant reception rooms on the ground floor, each with feature fireplaces and bay windows overlooking the gardens. A garden room/conservatory offers a seamless connection to the outdoors and provides additional living space.

To the rear is a spacious breakfast kitchen fitted with a comprehensive range of units, an AGA cooker, and appliances. Practical additions to the ground floor include a guest cloakroom, utility room/pantry, rear entrance lobby, and access to extensive cellars—well-presented and maintained in good condition.

The first floor is accessed via two staircases, the principal one being a beautifully detailed original staircase rising to a galleried landing, highlighted by an impressive stained-glass window. This level includes a substantial master bedroom with en-suite shower room, three further double bedrooms, a family bathroom, and a separate WC.











The second floor features a generous landing that leads to a shower room and three additional double bedrooms, one of which has a bathroom and dressing room, and another bedroom also benefits from a dressing room. This floor lends itself perfectly to accommodation for teenagers or guests.

The property is set within expansive, formal gardens and grounds that enhance its grandeur. A sweeping throughaccess driveway complements the main entrance from the western boundary, while everyday access is provided from the eastern rear boundary, leading directly to garaging facilities.

The well maintained south-westerly facing gardens are a standout feature, with large level lawns, mature trees, and ornamental shrubs providing privacy and year-round interest. Gravel pathways and multiple seating areas allow for enjoyment of the sun throughout the day. A raised flagstone terrace adjacent to the rear elevation offers a sunny, sheltered space ideal for outdoor entertaining. An internal courtyard leads to a collection of traditional outbuildings, including an external utility room, gardener's WC, and a separate building currently housing a hot tub—together creating a truly idyllic and versatile outdoor environment.

Located on Manor Park, one of Ruddington's most exclusive private roads, this home sits among other fine Edwardian properties. The village itself offers a broad range of local amenities. Further amenities are available in nearby West Bridgford, with Nottingham city centre also within easy reach.













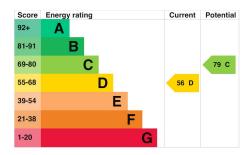




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Call the FHP Living Distinctive Homes Team



Jules Hunt Mobile: 07917 460 033 jules@fhpliving.co.uk



Lee Matthews MNAEA Mobile: 07917 576 255 lee@fhpliving.co.uk

T: 0115 841 1155

23 Bridgford Road West Bridgford Nottingham NG2 6AU

1 Weekday Cross The Lace Market Nottingham NG1 2GB