

DISTINCTIVE
HOMES
by



Manor Park
Ruddington, NG11 6DS

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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 sought-after 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 through-access 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.







Main area. Approx. 801.3 sq. metres (8472.5 sq. feet)
Porch including approx. 73.8 sq. metres (792.6 sq. feet)



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69-80	C		79 C
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39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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