

DISTINCTIVE
HOMES
by



Hall Grounds Drive

Colston Bassett, NG12 3FX

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Welcome to 4 Hall Grounds Drive - a breathtaking modern country home set within the prestigious, Hall Grounds Drive private estate. This remarkable home, completed in 2013 and spanning over 9,490 sq ft, combines bold architectural design with intelligent functionality and cutting-edge technology.

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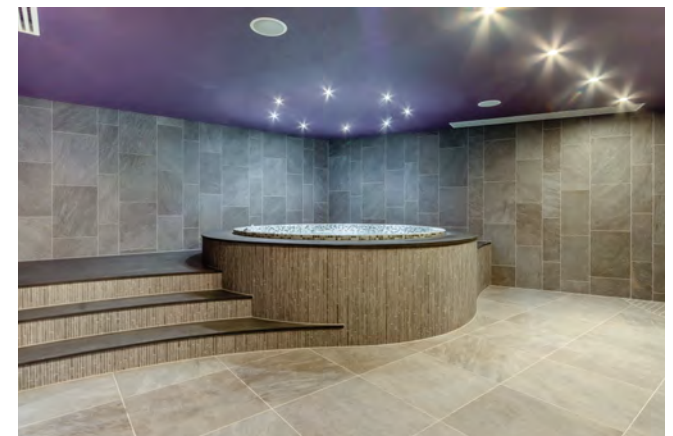
With five luxurious bedrooms, state-of-the-art wellness facilities, and seamless indoor-outdoor living across three exquisite levels, this is country living—redefined.

Positioned at the end of a private gravelled approach, the home commands attention with its contemporary façade—honey-hued stone, timber cladding, and dramatic walls of glass that reflect the tranquil beauty of the surrounding landscape.

Inside, the double-height atrium entrance sets a striking tone. Natural light pours through expansive glazing, illuminating a floating oak staircase and showcasing the meticulous craftsmanship found throughout.

At the heart of the home lies a vast, open-plan kitchen, dining, and family space, designed for both everyday comfort and exceptional entertaining. The bespoke Bulthaup kitchen boasts an oversized island, integrated Gaggenau appliances, and seamless access to a walk-in larder and utility room. Floor-to-ceiling sliding glass doors open directly onto the sun-drenched south-facing terrace, blending the indoor and outdoor spaces with effortless grace.

A cosy snug offers a retreat for quieter moments, while the formal living room—elegantly proportioned and bathed in light—creates the perfect space for hosting guests.





The lower ground floor is a sanctuary of luxury. A heated outdoor swimming pool with retractable cover open fully to the gardens in warmer months. Nearby, the indulgent spa suite features a jacuzzi-style bath, mood lighting, and wet-room shower facilities. A dedicated cinema/library with integrated surround sound and a multi-functional games/gym room completes this exceptional level.

Discreet functionality is also present, with a large plant room, double garage, substantial storage, and a cleverly hidden utility zone.

The first floor is a masterclass in calm and elegance. The principal suite spans the southern elevation and includes a private terrace, bespoke wardrobes, and a stunning en-suite with a freestanding bath and twin basins. Two further bedrooms feature private balconies with views over the treetops, while all five bedrooms have en-suites and are filled with natural light and refined detail. A mezzanine office offers an inspiring space to work or study in peace.

Set in 1.41 acres of beautifully landscaped gardens, the outdoor space has been curated for both relaxation and entertainment. A full-width terrace flows from the main living areas, while a stylish pergola defines the alfresco lounge. Manicured lawns, mature trees, and landscaped beds ensure beauty and privacy year-round. The driveway and large forecourt offer secure, elegant parking, with electric access to the garage.

Located in the sought-after village of Colston Bassett, this home offers the perfect blend of tranquillity and connectivity. Enjoy countryside walks, the renowned Colston Bassett Dairy, and the award-winning Martin's Arms—all within walking distance. Nottingham is just 30 minutes away, with easy access to the A46, A52, and Grantham station for direct trains to London in approximately 65 minutes.









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