



THE OLD STABLE VIEW

The Fosse, Cotgrave, Nottingham, NG12 3HF



LUXURY PROPERTY PARTNERS

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THE OLD STABLE VIEW

With approximately 5500 square feet of living space, this stunning property offers an unparalleled blend of opulence, sophistication, and state-of-the-art amenities. Situated on a serene one-acre plot surrounded by green belt land, this exquisite home ensures privacy and an uninterrupted connection with nature, making it a true sanctuary for its residents.

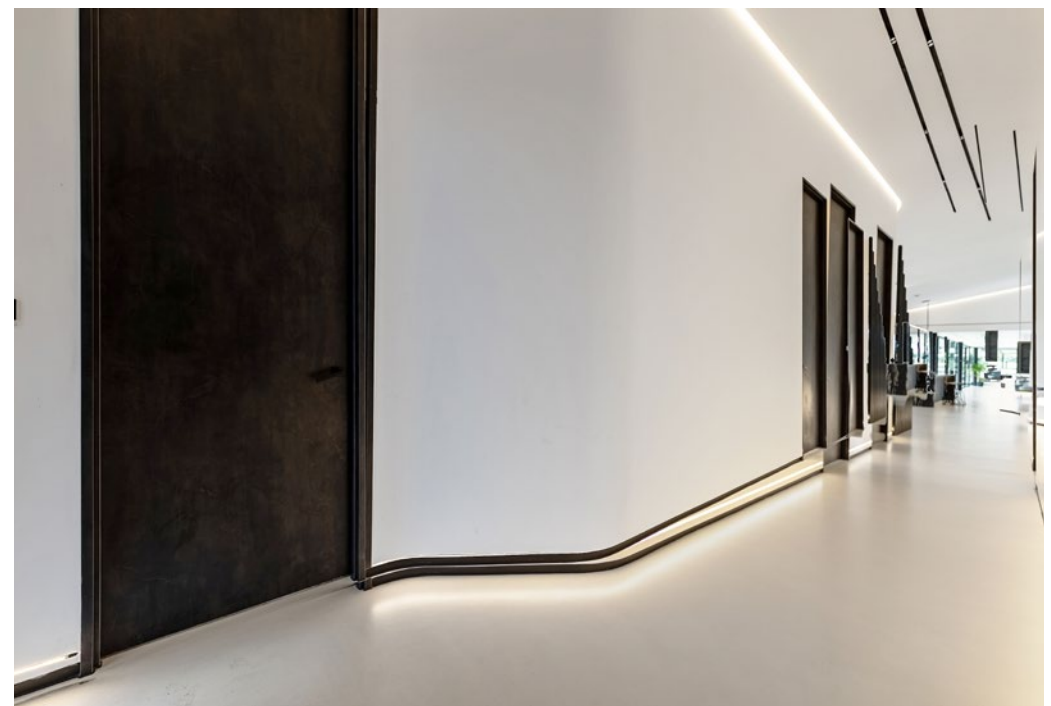
ACCOMMODATION SUMMARY

Welcome to the epitome of modern luxury with this new countryside gem nestled amidst the picturesque landscape of Nottinghamshire.



GROUND FLOOR

The architectural design of the home is both innovative and aesthetically pleasing. Upon arrival, you are greeted by grand 3-metre doors that open into a world of modern elegance. The spacious interiors boast soaring 4.6-meter ceilings, creating an airy and expansive atmosphere that is both inviting and awe-inspiring.



GROUND FLOOR

Equipped with the latest in smart home technology, this property offers a seamless and intuitive living experience. The full smart home system controls lighting, security, climate, and entertainment, all at the touch of a button or a voice command. The Sonos speaker system, strategically installed throughout the home, ensures high-quality audio for every occasion, whether it's a relaxing evening or a lively gathering.



GROUND FLOOR

Lighting plays a crucial role in the home's ambiance, and the advanced Lutron lighting system does not disappoint. This system allows for customizable lighting scenarios to suit any mood or event, enhancing the beauty of the home's interiors and providing the perfect illumination at all times.



GROUND FLOOR

The home's interior design features only the finest materials. The countertops are crafted from luxurious Brazilian granite, known for its durability and striking appearance. The floors are adorned with sleek Italian porcelain tiles, adding a touch of elegance and sophistication to every room.



GROUND FLOOR

For entertainment, the home boasts a state-of-the-art media room complete with a 100-inch television, perfect for movie nights or watching the big game. The cutting-edge AV system ensures an immersive viewing experience, making every moment spent here unforgettable.







GROUND FLOOR

Each of the four bedrooms boasts its own exquisite en-suite, designed to cater to the most discerning tastes. The home's blend of modern amenities and timeless elegance offers a sanctuary for relaxation and an unparalleled living experience.



GROUND FLOOR

The crown jewel of this home is the magnificent principal suite, a true haven of luxury. This expansive room is designed with an Emperor bed, offering unrivalled comfort and space. Waking up here means being greeted by breathtaking countryside views that stretch as far as the eye can see, bringing a sense of peace and tranquillity to your mornings.



GROUND FLOOR

The en-suite bathroom attached to the principal suite is nothing short of jaw-dropping. It features a state-of-the-art design with a large soaking tub, a spacious double walk-in shower with rainfall settings, and double sink area. The combination of sleek lines, high-end fixtures, and ample natural light creates an oasis for relaxation and rejuvenation.



GROUND FLOOR

Adding to the allure of the principal suite is one of the largest dressing rooms found in any home. This palatial space is meticulously organised with custom cabinetry, full-length mirrors, offering an ideal environment for curating your wardrobe and preparing for any occasion.



GROUND FLOOR

The second bedroom is a harmonious blend of style and comfort, perfect for guests or family members. It features a plush king-sized bed and tasteful décor that exudes warmth. The en-suite bathroom complements the room's luxurious feel, featuring high-quality finishes, a spacious shower, and elegant vanity units.

The third bedroom offers a contemporary retreat with a cosy yet chic atmosphere. A queen-sized bed and modern furnishings create a relaxing environment. The en-suite bathroom is designed with sleek, contemporary fixtures and includes a rainfall shower, ensuring a refreshing and stylish experience.

The fourth bedroom is a testament to classic elegance. With a king-sized bed and rich, inviting décor, it provides a welcoming space for rest and relaxation. The en-suite bathroom continues the theme of luxury, featuring a freestanding bathtub, a walk-in shower, and beautifully crafted vanity units.



GROUND FLOOR

Beyond the opulent bedrooms, this home is equipped with a range of amenities to enhance daily living. The home office is a sophisticated space designed for productivity, featuring custom-built desks and shelving, ensuring you have a serene and efficient work environment.

For practicality and convenience, the boot room provides ample storage for outdoor gear and a transition space that keeps the main living areas pristine. This room is both functional and stylish, designed to handle everyday life with ease.

Fitness enthusiasts will appreciate the combined garage and gym space. This versatile area offers secure parking for vehicles as well as a dedicated space for exercise equipment, allowing you to maintain an active lifestyle without leaving the comfort of your home.



OUTSIDE

The luxury extends beyond the interiors. The property features an outdoor kitchen, ideal for al fresco dining and entertaining. Surrounded by lush greenery, this space offers a serene escape and a perfect spot for enjoying warm summer evenings with friends and family. The expansive lawn and meticulously landscaped garden further enhance the outdoor experience, providing ample space for recreation and relaxation.

This newly built modern home in Nottinghamshire is a testament to luxury living at its finest. From the sophisticated smart home technology and high-end materials to the breathtaking outdoor spaces and unbeatable location, every detail has been carefully considered to provide an exceptional living experience. For those seeking a harmonious blend of modernity, luxury, and natural beauty, this property is an unparalleled choice.



TRANSPORT

Colston Bassett, a quaint village set in the picturesque Nottinghamshire countryside, is renowned for its serene environment and rich history. Despite its rural charm, Colston Bassett is well-connected to nearby towns and cities, making it an attractive location for residents and visitors alike. Here's a comprehensive look at the travel links that ensure easy accessibility to and from Colston Bassett.

Colston Bassett benefits from its proximity to major roads such as the A46 and A52. The A46 provides a direct route to the historic city of Leicester to the south and Newark-on-Trent to the north. The A52 connects the village to Nottingham, a bustling city known for its vibrant culture and extensive amenities, as well as to the market town of Grantham.

For longer journeys, the M1 motorway is accessible from Nottingham, offering a vital link to the north and south of England. This major motorway is crucial for commuting to cities like Sheffield, Leeds, and London, making Colston Bassett an ideal location for those who travel frequently for work or leisure.

The nearest railway station to Colston Bassett is in Bingham, approximately a 10-minute drive away. Bingham Station is served by East Midlands Railway, providing regular services to Nottingham, Grantham, and Skegness. Nottingham Station, a major rail hub located about 30 minutes from Colston Bassett, offers extensive rail services including direct trains to London St Pancras, Manchester, Birmingham, and other key destinations across the UK.

For international travel, East Midlands Airport is the nearest major airport, located about a 40-minute drive from Colston Bassett. The airport offers a wide range of domestic and international flights, making it a convenient option for both business and leisure travellers. With regular flights to European cities and beyond, East Midlands Airport enhances the village's connectivity on a global scale.

Birmingham Airport is another accessible option, situated approximately an hour and a half away by car. As one of the UK's busiest airports, it provides extensive flight options to numerous destinations worldwide, further broadening the travel opportunities for residents of Colston Bassett.

For those who prefer a more active mode of transport, the Nottinghamshire countryside offers a network of scenic cycling and walking routes. These paths not only provide a healthy and environmentally friendly way to travel but also allow residents and visitors to fully appreciate the natural beauty of the area. The National Cycle Network includes routes that pass near Colston Bassett, making it easy to explore the region on two wheels.

Despite its rural location, Colston Bassett is well-connected by a variety of travel links, ensuring that residents and visitors can easily reach local, regional, and international destinations. Whether travelling by road, rail, or air, the village's connectivity makes it a convenient and attractive place to live. Coupled with its tranquil setting and charming character, Colston Bassett offers the perfect blend of countryside living with excellent accessibility.

LOCATION

One of the most remarkable aspects of this property is its location. Nestled within the green belt, it is protected from future development, ensuring that its natural beauty and tranquillity will remain unspoiled. This unique setting offers a rare combination of seclusion and convenience, with easy access to the amenities of Nottinghamshire while retaining the peace and quiet of the countryside.

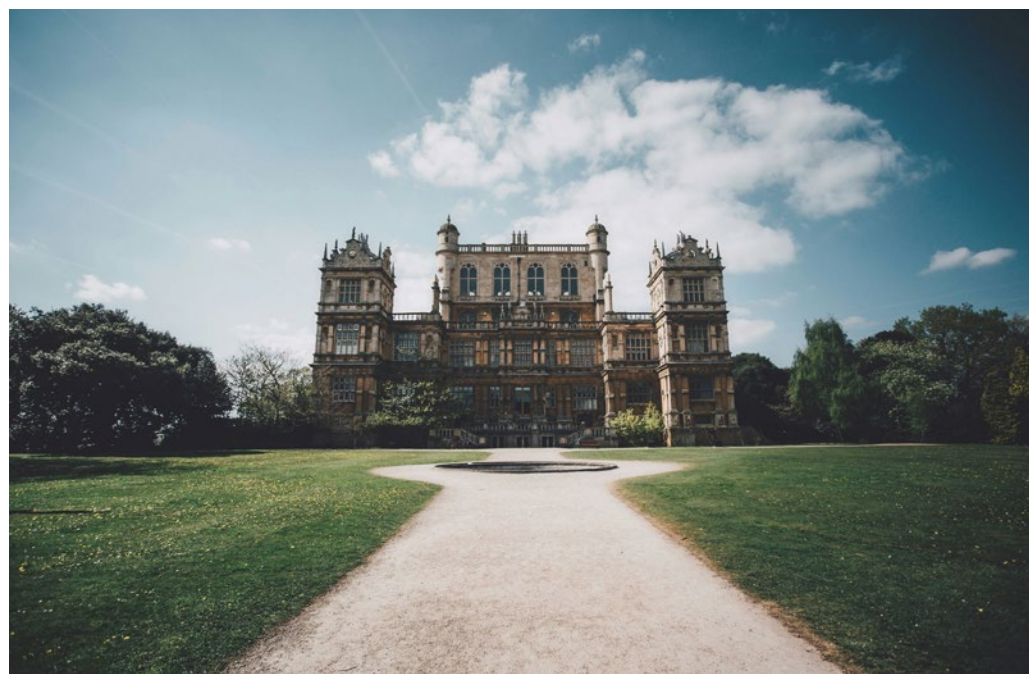


Photo by Mike Smith

SCHOOLS

Colston Bassett, a charming village nestled in the Nottinghamshire countryside, is not only known for its idyllic setting and tranquil lifestyle but also for its proximity to some of the region's best educational institutions. Families residing in or moving to this picturesque area can rest assured that their children will have access to top-tier schooling options that cater to a variety of educational needs and preferences. Here's a look at some of the best schools near Colston Bassett.

South Nottinghamshire Academy

Located in Radcliffe-on-Trent, South Nottinghamshire Academy is a well-regarded secondary school that prides itself on academic excellence and a supportive learning environment. The academy offers a broad curriculum designed to cater to the diverse needs of its students, with a strong emphasis on both academic and personal development. The school's commitment to high standards is reflected in its consistently impressive exam results and the positive feedback from both students and parents.

Toot Hill School

Situated in Bingham, Toot Hill School is another outstanding option for secondary education. As an academy, Toot Hill School offers a dynamic and challenging curriculum, with a wide range of subjects and extracurricular activities. The school is known for its innovative teaching methods, strong pastoral care, and excellent facilities, which together create a stimulating learning environment. Toot Hill's dedication to nurturing individual talent and promoting academic achievement has earned it a strong reputation in the region.

Nottingham High School

For those seeking an independent schooling option, Nottingham High School offers an exceptional education from kindergarten through to sixth form. This prestigious institution is renowned for its rigorous academic standards, extensive extracurricular programs, and a nurturing environment that encourages students to excel in all areas. The school's emphasis on holistic development ensures that students are well-prepared for the challenges of higher education and beyond.

The Elms Junior School and Trent College

Located in Long Eaton, The Elms Junior School, and its senior counterpart, Trent College, provide a seamless educational journey from early years through to A-levels. The Elms focuses on creating a strong foundation in primary education, emphasising both academic skills and personal growth. Trent College continues this ethos, offering a broad curriculum and a wide range of extracurricular activities. Both schools are known for their supportive communities, excellent facilities, and commitment to fostering a love of learning.

St. Peter's Cross Keys C of E Academy

For parents seeking a primary school with a strong community feel and a focus on traditional values, St. Peter's Cross Keys Church of England Academy in Farndon is an excellent choice. The school offers a nurturing environment where children can develop academically, socially, and spiritually. The dedicated staff and engaging curriculum ensure that students receive a well-rounded education, preparing them for a successful transition to secondary school.

Keyworth Primary and Nursery School

Closer to Colston Bassett, Keyworth Primary and Nursery School provides high-quality education for younger children. The school's commitment to creating a safe, supportive, and stimulating environment allows students to thrive academically and personally. With a focus on individualised learning, Keyworth Primary ensures that each child's unique needs and abilities are recognized and nurtured.



Photo by Ebum Oluwole



GENERAL INFORMATION

SERVICES:

Mains gas, water and electricity

TENURE

Freehold

LOCAL AUTHORITY & TAX BAND

Rushcliffe Borough Council, Council Tax Band: G

VIEWING ARRANGEMENTS

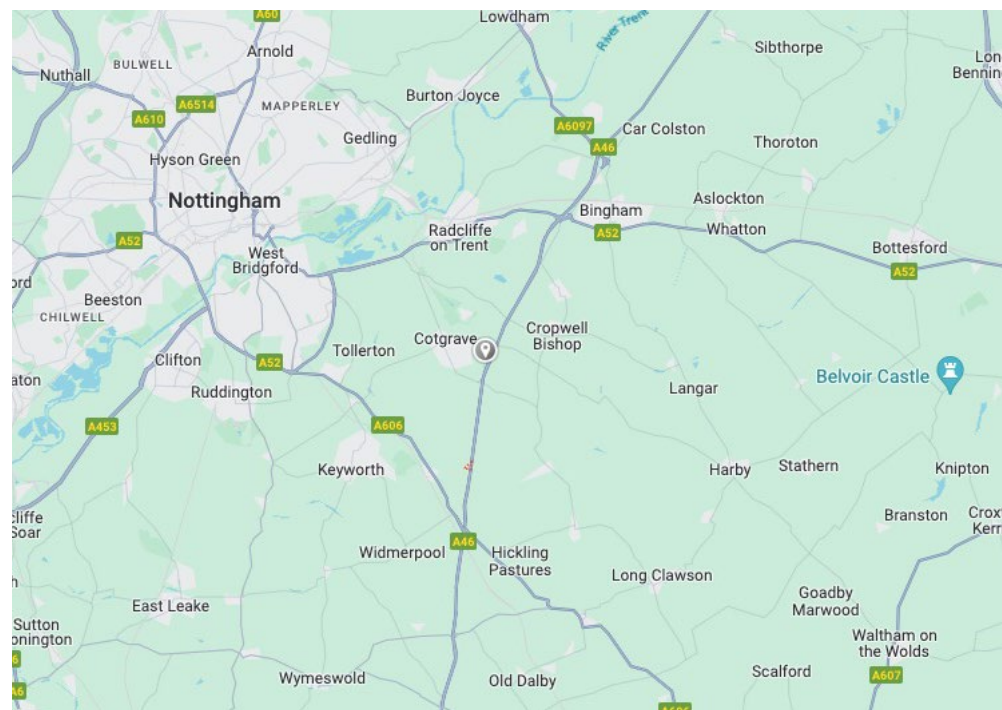
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AGENTS NOTES:

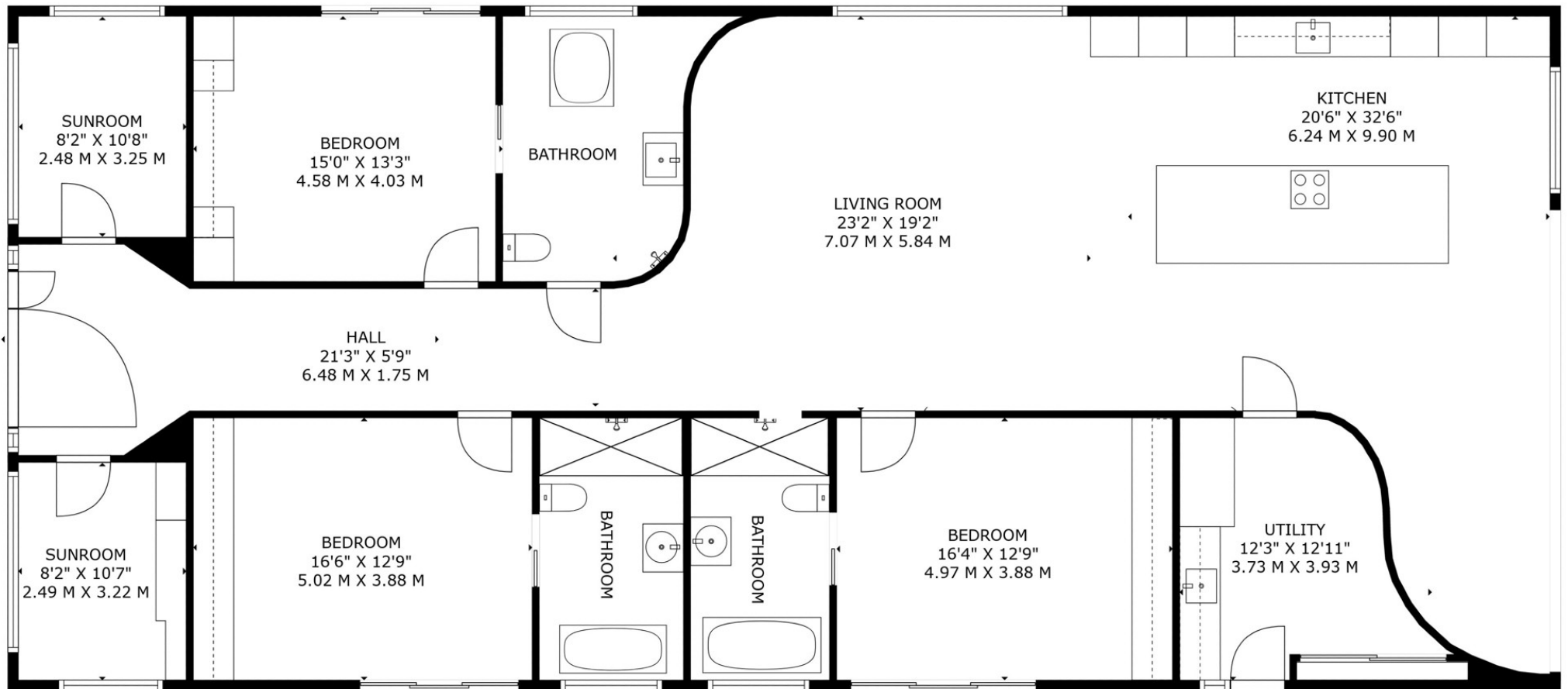
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- Approximately 5500 sq ft of Living Accommodation
- One Acre Plot
- Exquisite Principal Suite
- Four Beautiful Bedrooms
- Large Outdoor Kitchen and Entertainment Area
- Smart Home
- Private and Gated Driveway
- Freehold
- EPC: B
- Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



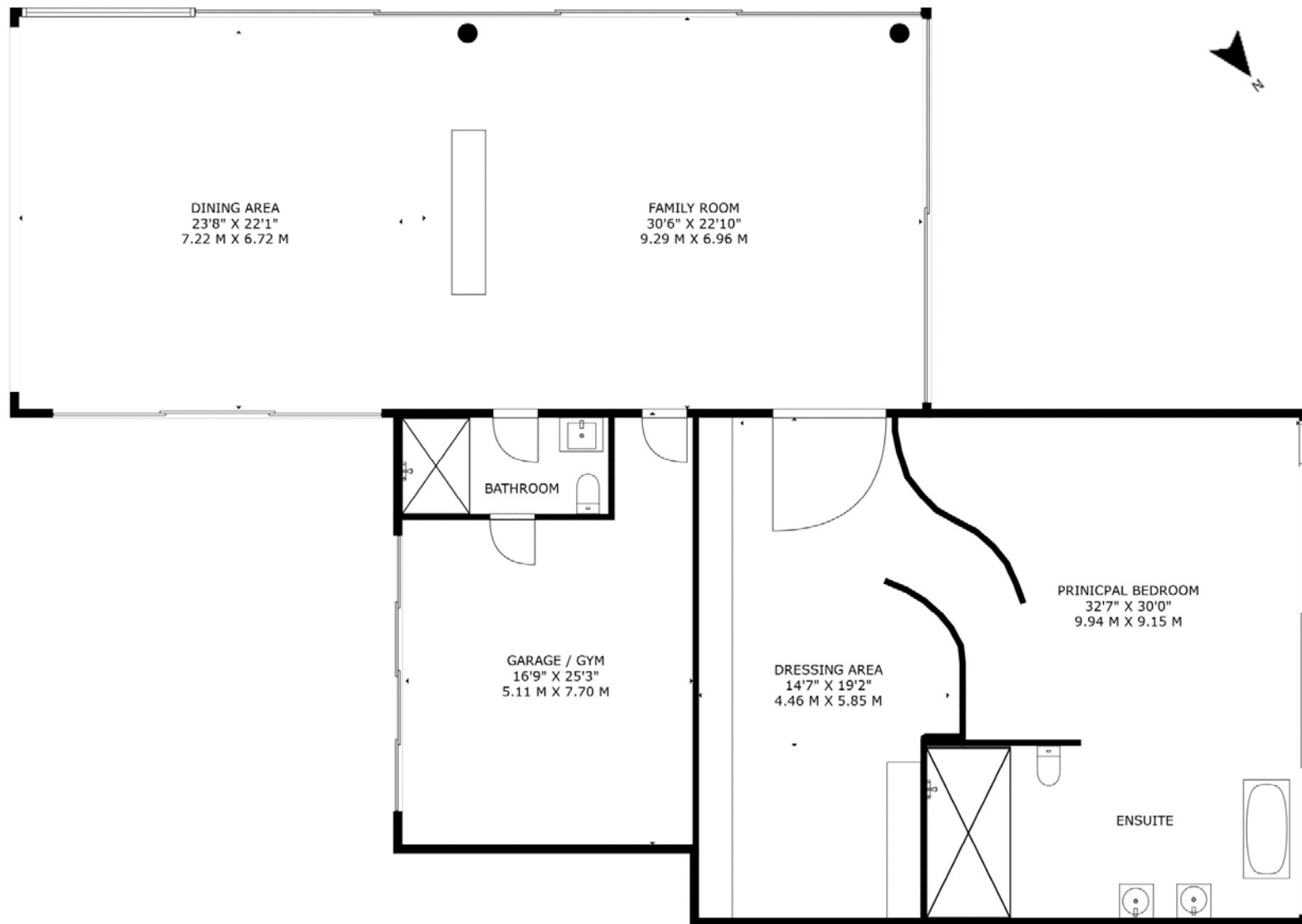
GROUND FLOOR



OVERALL TOTALS: 5512 sq ft, 512 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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