

Grange Court Worksop Road, Aston



Exterior and Gardens

To the front of this outstanding residence, there's a sweeping mosaic driveway in Italian granite porphyry with a circular centrepiece and providing parking for several vehicles. The driveway also has exterior lighting and ornamental box hedging. Access can be gained to the boot room and a covered stone porch, with stone pillars to either side and a flush light point, provides access to the main entrance door. Set around the driveway are two lawned areas with a mature tree and a stone flagged patio.

A stone flagged path connects to the driveway and leads to an ornamental garden, incorporating mature trees and manicured shrubs. Steps, with stone pillars to either side, rise to a feature stone sculpture. The path continues to provide access to further stone steps, which rise to a stone flagged path bordered by mature trees and leads to the wrought iron pedestrian gate that opens to the patio at the side of the tractor store. To the right of the driveway, stone steps with stone pillar sculptures (one with an external power point) lead down to the pleasant sunken garden, containing a block paved circular path and a central stone flagged area with a feature sun dial. The sunken garden is surrounded by a planted border that incorporates a variety of mature trees, shrubs and plants.

The driveway wraps around to the right side of the property, providing additional parking with exterior lighting and a lawned area with mature trees. Access can be gained to the integral garage, Victorian style greenhouse and detached double garage.

A Majestic Four Bedroomed Residence, Designed with Architectural Flair



AIR

Grange Court

Welcome to Grange Court

A once in a lifetime opportunity has arisen to acquire this majestic four bedroomed residence that is set beautifully within a plot of approximately 5.8 acres, which consists of stunning, immaculately manicured gardens and a private wildlife reserve. Grange Court presents the epitome of luxury living and offers a perfectly suited home for a large family.



Grange Court was designed by Francis Johnson architects, who specialised in creating homes of this calibre and style. Built from York handmade bricks and portico/plinths in Yorkshire limestone, this magnificent home stands enviably within its grounds and the front elevation is enhanced by an impressive Italian granite porphyry stone, mosaic driveway with a circular centrepiece. This outstanding residence is a fine example of exquisite craftsmanship where it is clear that attention to detail has been paramount throughout the construction, resulting in a one-of-a-kind property.

Entered through an oak door set beneath stone portico and pillars, the entrance vestibule links to the dining hall and cloakroom, where access can be gained to the lift, taking you to the first floor. An opulent dining hall presents an expansive space for entertaining and is adorned by floor-to-ceiling glazed doors that connect with the rear terrace to enjoy views of the immaculate formal garden. The heart of the home is the dining kitchen with Miele integrated appliances and connects with a superb lounge that offers the option to be separated from the kitchen by sliding doors or left open plan. Also on the ground floor is an indoor swimming pool, which is heated and has a hydrotherapy function. Within the dining hall, a grand oak staircase rises to the main landing on the first floor that connects with the exceptional master bedroom suite and three additional double bedrooms with en-suites.

The exceptional grounds of Grange Court create a wonderful setting for the home and incorporate extensive lawns, a sunken garden and an ornamental garden, all of which benefit from an irrigation system. Spanning the entire rear elevation is a stone flagged terrace with a dual stone staircase that leads down to the formal garden, which creates an idyllic backdrop to the home and provides access to the private woodland that is a local wildlife site. Within the grounds, there is also a detached four bedroomed cottage, a tractor store, a double garage, a further detached garage and a Victorian style greenhouse.

Grange Court is located in Aston and enjoys convenient proximity to a range of amenities including public houses, shops, cafes, restaurants, and supermarkets. Situated only a short drive away, you'll find the Rother Valley and Shire Brook Valley Nature Reserve, providing picturesque outdoor areas adorned with scenic walking paths. The M1 is located close-by to the property and provides links to Nottingham, Northampton and London which can be reached in under three and a half hours.



A Fine Example of Exquisite Craftsmanship, Resulting in a Luxurious Abode of Grand Proportions

The property briefly comprises on the ground floor: Entrance vestibule, cloakroom, lift, WC, dining hall, under-stairs storage cupboard, drawing room, dining kitchen, lounge, boot room, WC, utility room, inner hallway, indoor swimming pool and integral garage.

On the first floor: Main landing, master bedroom, master cloaks cupboard, master dressing room, master en-suite, bedroom 2, bedroom 2 walk-in wardrobe, bedroom 2 en-suite, bedroom 3, bedroom 3 en-suite, bedroom 4, bedroom 4 en-suite, airing cupboard, storage cupboard 1, storage cupboard 2, lift, landing, plant room, storage room and games room.

Outbuildings: Detached garages, tractor store, utility room, store 1, store 2, WC, Victorian style greenhouse and detached garage.

Detached Four Bed Cottage

The property briefly comprises of on the ground floor: Entrance vestibule, dining room, kitchen, cloakroom, WC, lounge, hallway, snug and under-stairs storage cupboard.

On the first floor: Landing, bedroom 3, bedroom 2, master bedroom, jack-and-jill bathroom and bedroom 4.

Main House - Ground Floor

A heavy oak door with a decorative arched glazed panel above opens to the:

Entrance Vestibule

Having a coved ceiling, recessed lighting, pendant light point and stone tiled flooring with under floor heating. An oak door opens to a cloakroom. Double oak doors with glazed panels open to the dining hall.

Cloakroom

8'8 x 6'7 (2.65m x 2.00m)

Having a front facing hardwood double glazed sash window, coved ceiling, automatic recessed lighting and stone tiled flooring with under floor heating. Hardwood doors open to the WC and lift to the first floor.

Lift

A Domuslift providing access between the ground and first floor. With recessed lighting and a telephone.

WC

Having automatic recessed lighting, two extractor fans, recessed glazed shelving, partially tiled walls in marble and stone tiled flooring with under floor heating. There's a suite in white, which comprises of a Villeroy & Boch wall mounted WC and a wall mounted wash hand



basin with a Vado chrome mixer tap.

Dining Hall

23'10 x 18'7 (7.27m x 5.66m)

An opulent dining hall that enjoys views of the manicured gardens and offers the perfect space for entertaining. Having a coved ceiling, recessed lighting, pendant light point, built-in ceiling speakers, telephone point, TV/aerial points and stone tiled flooring with under floor heating. The focal point of the room is the antique coal effect gas fire with a limestone mantel. Three sets of double doors with double glazed panels and matching panels above open to the rear terrace. Oak doors open to the drawing room and dining kitchen. A timber door opens to an under-stairs storage cupboard.

Under-Stairs Storage Cupboard

Housing the control system for the lift.

Drawing Room

37'11 x 16'10 (11.55m x 5.13m)

A reception room of grand proportions with front, side and rear facing hardwood double glazed sash windows, coved ceiling, recessed lighting and built-in ceiling speakers. Also having TV/aerial points, telephone points, data points, deep skirtings and under floor heating. The focal point of the room is the antique coal effect gas fire with a marble mantel and a slate surround/hearth. A hardwood door with double glazed panels and a matching panel above opens to the left side of the property.

From the dining hall, an oak door opens to the:

Dining Kitchen

20'7 x 16'10 (6.27m x 5.14m)

A high-guality dining kitchen that is adorned by natural light through the front facing hardwood double glazed sash window with an electric opening function. Having a coved ceiling, recessed lighting, built-in ceiling speaker, extractor fans, pendant light points and stone tiled flooring with under floor heating. Additionally, there's two fitted oak storage units, incorporating glazed display cabinets and cupboards. There's a range of fitted base/wall and drawer units, incorporating matching marble work surfaces, upstands, tiled splash backs, glazed display cabinets and two inset 1.0 bowl sinks, one of which has a waste disposal unit, and a central Blanco chrome mixer tap. Also having a central island with a matching marble work surface and providing additional storage. The cooking area features a gas Aga with four ovens, two hot plates and a four-ring hob with an extractor fan and recessed lighting above. The integrated appliances are by Miele and include a microwave, steam oven, dishwasher and a warming drawer. There is also space/provision for an American style fridge/freezer. Oak doors open to the dining hall and boot room. Sliding hardwood doors with glazed panels open to the lounge.

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Dining Hall 23'10 x 18'7 (7.27m x 5.66m) An opulent dining hall that enjoys views of the manicured gardens and offers the perfect space for entertaining. Having a coved ceiling, recessed lighting, pendant light point, built-in ceiling speakers, telephone point, TV/aerial points and stone tiled flooring with under floor heating. The focal point of the room is the antique coal effect gas fire with a limestone mantel. Three sets of double doors with double glazed panels and matching panels above open to the rear terrace. Oak doors open to the drawing room and dining kitchen. A timber door opens to an under-stairs storage cupboard.





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Drawing Room 37'11 x 16'10 (11.55m x 5.13m) A reception room of grand proportions with front, side and rear facing hardwood double glazed sash windows, coved ceiling, recessed lighting and built-in ceiling speakers. Also having TV/aerial points, telephone points, data points, deep skirtings and under floor heating. The focal point of the room is the antique coal effect gas fire with a marble mantel and a slate surround/hearth. A hardwood door with double glazed panels and a matching panel above opens to the left side of the property.





An Opulent Reception Room Featuring a Marble Fireplace



Dining Kitchen

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20'7 x 16'10 (6.27m x 5.14m) A high-quality dining kitchen that is adorned by natural light through the front facing hardwood double glazed sash window with an electric opening function. Having a coved ceiling, recessed lighting, built-in ceiling speaker, extractor fans, pendant light points and stone tiled flooring with under floor heating. Additionally, there's two fitted oak storage units, incorporating glazed display cabinets and cupboards. There's a range of fitted base/wall and drawer units, incorporating matching marble work surfaces, upstands, tiled splash backs, glazed display cabinets and two inset 1.0 bowl sinks, one of which has a waste disposal unit, and a central Blanco chrome mixer tap. Also having a central island with a matching marble work surface and providing additional storage. The cooking area features a gas Aga with four ovens, two hot plates and a four-ring hob with an extractor fan and recessed lighting above. The integrated appliances are by Miele and include a microwave, steam oven, dishwasher and a warming drawer. There is also space/provision for an American style fridge/freezer. Oak doors open to the dining hall and boot room. Sliding hardwood doors with glazed panels open to the lounge.

A Beautiful Dining Kitchen with a Range of Integrated Appliances



Lounge 16'10 x 15'11 (5.14m x 4.86m) A fabulous reception room that can be separated from the dining kitchen or kept open plan. Having a rear facing hardwood double glazed sash window, coved ceiling, recessed lighting, two built-in ceiling speakers, data points, TV/aerial points and stone tiled flooring with under floor heating. The focal point of the room is the Dru Global 90 remote controlled, log effect gas fire with a limestone mantel and a slate surround/hearth.





A Wonderful Lounge Enjoying a Gas Fire and Views of the Garden



Indoor Swimming Pool 21'0 x 16'9 (6.40m x 5.10m) Being fully tiled and having recessed lighting, built-in ceiling speakers and airflow vents. The swimming pool is heated and has a hydrotherapy function. There is also an electric pool cover. A hardwood door with double glazed panels and matching side panels opens to the rear of the property.



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Grange Court

Boasting over 6,000 Square Feet of Exceptional Living Spaces that are Perfect for a Growing or Large Family

Lounge

16'10 x 15'11 (5.14m x 4.86m)

A fabulous reception room that can be separated from the dining kitchen or kept open plan. Having a rear facing hardwood double glazed sash window, coved ceiling, recessed lighting, two built-in ceiling speakers, data points, TV/aerial points and stone tiled flooring with under floor heating. The focal point of the room is the Dru Global 90 remote controlled, log effect gas fire with a limestone mantel and a slate surround/hearth.

Boot Room

18'3 x 14'6 (5.57m x 4.42m)

A useful space with ample and accessible storage for everyday use. Having front facing hardwood double glazed windows, recessed lighting and stone tiled flooring with under floor heating. Also having a comprehensive range of fitted furniture, incorporating short/long hanging and shelving. An oak door with double glazed panels opens to the front of the property. Oak doors open to the dining kitchen, WC, utility room and inner hallway.

WC

Being fully tiled and having automatic recessed lighting, extractor fan, chrome heated towel rail and under floor heating. There's a Duravit suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Keuco chrome mixer tap.

Utility Room

Having rear facing hardwood double glazed windows, recessed lighting, extractor fans, built-in ceiling speaker and stone tiled flooring with under floor heating. There's a range of fitted base/wall and drawer units, incorporating matching Corian work surfaces with moulded upstands and a Shaws Original Belfast sink with a Bristan chrome mixer tap. An oak door with double glazed panels opens to the rear of the property.

Inner Hallway

Having recessed lighting and stone tiled flooring with under floor heating. Timber doors open to the boot room, indoor swimming pool and integral garage.

Indoor Swimming Pool

21'0 x 16'9 (6.40m x 5.10m)

Being fully tiled and having recessed lighting, built-in ceiling speakers and airflow vents. The swimming pool is heated and has a hydrotherapy function. There is also an electric pool cover. A hardwood door with double glazed panels and matching side panels opens to the rear of the property.

Integral Garage

21'2 x 20'6 (6.45m x 6.26m) Having an electric roller shutter door, light, power and tiled flooring. There's a range of fitted furniture, incorporating shelving. Also having an



Armitage Shanks Belfast sink with traditional chrome taps and housing the Daikin air conditioning unit. A timber door opens to a storage cupboard, which houses the swimming pool plant. A timber door also opens to the inner hallway.

From the inner hallway, a staircase with timber hand rails rises to the:

First Floor

Landing

Having recessed lighting and timber doors open to the plant room and games room.

Plant Room

21'1 x 20'6 (6.42m x 6.24m)

Having a side facing hardwood double glazed window and automatic recessed lighting. Housing the two Vaillant boilers and two Oso hot water cylinders. A timber door opens to a storage room.

Storage Room

11'6 x 6'7 (3.50m x 2.00m) Having automatic flush light points.

Games Room

21'1 x 16'9 (6.42m x 16.9m)

A versatile and sizeable space that is currently used as a games room. Having a front facing hardwood double glazed arched panel and side facing hardwood double glazed windows. Also having recessed lighting, built-in ceiling speakers, a data point, a TV/aerial point and under floor heating.

Ground Floor Continued

From the dining hall, a grand oak staircase with a hand rail, balustrading and carpet rods rises to the:

First Floor

Main Landing

The focal points of the landing is the front facing hardwood double glazed sash window, the three archways and the feature pendant light point above the staircase. Having a coved ceiling, recessed lighting and under floor heating. Timber doors open to the lift, master bedroom, bedroom 2, bedroom 3 and bedroom 4. Double timber doors open to the airing cupboard, storage cupboard 1 and storage cupboard 2. Access can also be gained to the loft space.

Lift

A Domuslift providing access between the ground and first floor. With recessed lighting and a telephone.



Master Bedroom 23'11 x 16'10 (7.30m x 5.13m) An exceptionally spacious master bedroom suite with rear and side facing hardwood double glazed sash windows, coved ceiling, two air-conditioning vents, recessed lighting, telephone points and under floor heating. Hardwood doors open to the master cloaks cupboard and master dressing room.

Master Cloaks Cupboard



A Sumptuous Master Bedroom Suite that is Abundant in Space



Master Dressing Room A splendid dressing room with front facing hardwood double glazed sash (one with a fitted window seat), coved ecessed lighting and under floor heating. comprehensive range of oak fitted furnit automatic lighting and incorporating s hanging, shelving and drawers. Double h doors open to the master en-suite.

Bedroom 2 16'1 x 12'8 (4.90m x 3.86m)

proportion A we hardwood double glazed sash windows, coved ceiling, recessed lighting, telephone point and under floor heating. Hardwood doors open to the bedroom 2 walk-in wardrobe and bedroom 2 en-suite.

Bedroom 2 Walk-in Wardrobe Having recessed lighting, long hanging rail, shelving and drawers. Access can be gained to the loft space.

Master En-Suite

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Bedroom 2 En-Suite

Being fully tiled in marble with a rear facing hardwood double glazed sash window, recessed lighting, extractor fan, Zehnder chrome heated towel rail and under floor heating. There's a suite in white, which comprises of a Duravit wall mounted WC and a fitted vanity unit, incorporating a marble work surface, an inset Villeroy & Boch wash hand basin with a Vado chrome mixer tap, storage beneath and a mirrored storage cabinet above. To one wall, there's a panelled Bette bath with a marble surround, Hansgrohe chrome mixer tap and a Hansgrohe hand shower facility.







Bedroom 3 16'5 x 12'6 (5.00m x 3.80m)

Another sizeable double bedroom with a front facing hardwood double glazed sash window, coved ceiling, recessed lighting, telephone point and under floor heating. To one wall, there's a range of fitted furniture, incorporating long hanging and shelving. A hardwood door opens to the bedroom 3 en-suite.

Bedroom 4 16'10 x 12'6 (5.14m x 3.82m)

A fourth double bedroom with a rear facing hardwood double glazed sash window, coved ceiling, recessed lighting and under floor heating. There's a range of fitted furniture, incorporating short hanging and shelving. A hardwood door opens to the bedroom 4 en-suite.

Bedroom 3 En-Suite

Being fully tiled and having a side facing hardwood double glazed window, recessed lighting, two extractor fans, recessed glazed shelving, Zehnder chrome heated towel rail, fitted vanity mirror and under floor heating. There's a Duravit suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Vado chrome mixer tap and storage beneath. To one wall, there's a walk-in shower enclosure with a fitted Hansgrohe rain head shower, an additional Hansgrohe hand shower facility and a glazed screen. 0



Bedroom 4 En-Suite

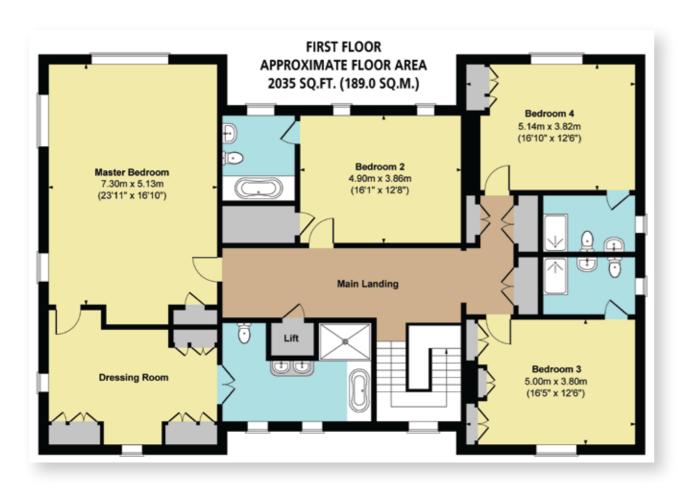
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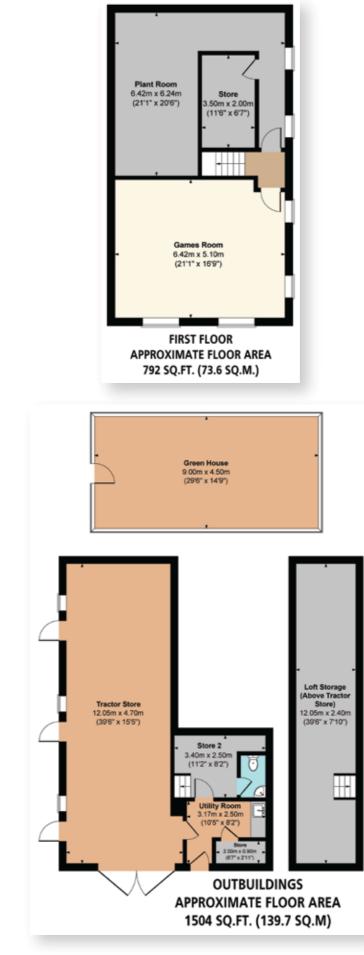
Being fully tiled in limestone and having a side facing hardwood double glazed window, recessed lighting, two extractor fans, recessed glazed shelving, Zehnder chrome heated towel rail, fitted vanity mirror and under floor heating. There's a Duravit suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Vado chrome mixer tap and storage beneath. To one wall, there's a walk-in shower enclosure with a fitted Hansgrohe rain head shower, an additional Hansgrohe hand shower facility and a glazed screen. Floor Plans & EPC



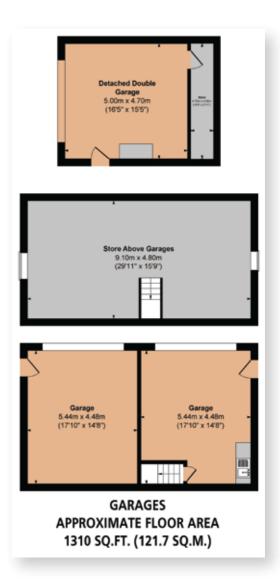
Floor Plans & EPC

















Grange Court

Occupying a Substantial, Private Plot with the Benefit of a Detached Four Bedroomed Cottage, Ideal for Family Members or Opportunity for Rental

Master Bedroom

23'11 x 16'10 (7.30m x 5.13m)

An exceptionally spacious master bedroom suite with rear and side facing hardwood double glazed sash windows, coved ceiling, two air-conditioning vents, recessed lighting, telephone points and under floor heating. Hardwood doors open to the master cloaks cupboard and master dressing room.

Master Cloaks Cupboard

Having automatic lighting, panelled walls, fitted shelving and cloaks hanging.

Master Dressing Room

A splendid dressing room with front and side facing hardwood double glazed sash windows (one with a fitted window seat), coved ceiling, recessed lighting and under floor heating. There's a comprehensive range of oak fitted furniture with automatic lighting and incorporating short/long hanging, shelving and drawers. Double hardwood doors open to the master en-suite.

Master En-Suite

Being fully tiled in limestone and marble. Having front facing hardwood double glazed sash windows, recessed lighting, two extractor fans, chrome heated towel rails, glazed shelving and under floor heating. There's a Villeroy & Boch suite in white, which comprises of a wall mounted WC and an oak vanity unit, incorporating a marble work surface, two inset wash hand basins with Keuco chrome mixer taps, storage beneath and a mirrored storage cabinet above. Also having a Viega panelled bath with a marble surround, a chrome mixer tap and a hand shower facility. To one corner, there's a shower enclosure with a Hansgrohe rainfall shower, an additional Hansgrohe hand shower facility, a fitted marble seat and a glazed screen/door.

Bedroom 2

16'1 x 12'8 (4.90m x 3.86m)

A well-proportioned double bedroom with rear facing hardwood double glazed sash windows, coved ceiling, recessed lighting, telephone point and under floor heating. Hardwood doors open to the bedroom 2 walk-in wardrobe and bedroom 2 en-suite.

Bedroom 2 Walk-in Wardrobe

Having recessed lighting, long hanging rail, shelving and drawers. Access can be gained to the loft space.

Bedroom 2 En-Suite

Being fully tiled in marble with a rear facing hardwood double glazed sash window, recessed lighting, extractor fan, Zehnder chrome heated towel rail and under floor heating. There's a suite in white, which comprises of a Duravit wall mounted WC and a fitted vanity unit,



incorporating a marble work surface, an inset Villeroy & Boch wash hand basin with a Vado chrome mixer tap, storage beneath and a mirrored storage cabinet above. To one wall, there's a panelled Bette bath with a marble surround, Hansgrohe chrome mixer tap and a Hansgrohe hand shower facility.

Bedroom 3

16'5 x 12'6 (5.00m x 3.80m)

Another sizeable double bedroom with a front facing hardwood double glazed sash window, coved ceiling, recessed lighting, telephone point and under floor heating. To one wall, there's a range of fitted furniture, incorporating long hanging and shelving. A hardwood door opens to the bedroom 3 en-suite.

Bedroom 3 En-Suite

Being fully tiled and having a side facing hardwood double glazed window, recessed lighting, two extractor fans, recessed glazed shelving, Zehnder chrome heated towel rail, fitted vanity mirror and under floor heating. There's a Duravit suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Vado chrome mixer tap and storage beneath. To one wall, there's a walk-in shower enclosure with a fitted Hansgrohe rain head shower, an additional Hansgrohe hand shower facility and a glazed screen.

Bedroom 4

16'10 x 12'6 (5.14m x 3.82m)

A fourth double bedroom with a rear facing hardwood double glazed sash window, coved ceiling, recessed lighting and under floor heating. There's a range of fitted furniture, incorporating short hanging and shelving. A hardwood door opens to the bedroom 4 en-suite.

Bedroom 4 En-Suite

Being fully tiled in limestone and having a side facing hardwood double glazed window, recessed lighting, two extractor fans, recessed glazed shelving, Zehnder chrome heated towel rail, fitted vanity mirror and under floor heating. There's a Duravit suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Vado chrome mixer tap and storage beneath. To one wall, there's a walk-in shower enclosure with a fitted Hansgrohe rain head shower, an additional Hansgrohe hand shower facility and a glazed screen.

Airing Cupboard

Having automatic lighting and fitted shelving.

Storage Cupboard 1

Having automatic lighting and fitted shelving.

Storage Cupboard 2

Having automatic lighting, long hanging and housing the fuse box.



Grange Court - Exterior and Gardens

From Worksop Road, electric intercom gates and a separate pedestrian gate open to Grange Court. A private access road with exterior lighting and mature planted borders provides parking for several vehicles. Access can be gained to the detached cottage, detached garages, tractor store and store 1.

Detached Garages

17'10 x 14'8 (5.44m x 4.48m) x2

Having two electric roller shutter doors, light, power, an external water tap and a personnel entrance door. Also having a sink and space/provision for a washing machine. A staircase rises to a useful storage area above the garage.

Tractor Store

39'6 x 15'5 (12.05m x 4.70m)

Having large timber access doors, hardwood obscured glazed panels, light and power. A timber door opens to the utility room. Three timber stable-style doors with steel security doors open to a stone flagged patio.

Utility Room

10'5 x 8'2 (3.17m x 2.50m)

Having light and fitted base units with a matching work surface, tiled splash backs and a Belfast sink with traditional chrome taps. Timber doors open to the tractor store, store 1 and store 2.

Store 1

6'7 x 2'11 (2.00m x 0.90m) Having light and housing the fuse boards.

Store 2

11'2 x 8'2 (3.40m x 2.50m)

Having light and a timber door opening to the WC. A wooden ladder leads up to loft storage.

WC

Having a flush light point and an extractor fan. There's a low-level WC and a wall mounted wash hand basin with traditional chrome taps and a tiled splash back.

The access road continues to a stone flagged patio area that is situated to one side of the tractor store. The patio has a water tap and mature planted borders containing trees and shrubs. Access can be gained to the tractor store and a wrought iron pedestrian gate opens to a stone flagged path that leads to the front of the property.

From the access road, a lawned path that is flanked by mature trees, shrubs and plants leads to a wrought iron gate, which opens to a woodland area with exterior lighting and links to the rear of the property. A double timber gate also opens to the front of the property.

The road continues to electric intercom wrought iron gates and a separate pedestrian gate, which open to the front of Grange Court.

To the front of this outstanding residence, there's a sweeping mosaic driveway in Italian granite porphyry with a circular centrepiece and providing parking for several vehicles. The driveway also has exterior lighting and ornamental box hedging. Access can be gained to the boot room and a covered stone porch, with stone pillars to either side and a flush light point, provides access to the main entrance door. Set around the driveway are two lawned areas with a mature tree and a stone flaqged patio.

Grange Court

The Landscaped Grounds of Grange Court are Truly Breathtaking; Lush Lawns, Pleasant Seating Terraces and an Expanse of Woodland Containing a Nature Reserve

A stone flagged path connects to the driveway and leads to an ornamental garden, incorporating mature trees and manicured shrubs. Steps, with stone pillars to either side, rise to a feature stone sculpture. The path continues to provide access to further stone steps, which rise to a stone flagged path bordered by mature trees and leads to the wrought iron pedestrian gate that opens to the patio at the side of the tractor store. To the right of the driveway, stone steps with stone pillar sculptures (one with an external power point) lead down to the pleasant sunken garden, containing a block paved circular path and a central stone flagged area with a feature sun dial. The sunken garden is surrounded by a planted border that incorporates a variety of mature trees, shrubs and plants.

The driveway wraps around to the right side of the property, providing additional parking with exterior lighting and a lawned area with mature trees. Access can be gained to the integral garage, Victorian style greenhouse and detached double garage.

Victorian Style Greenhouse

29'6 x 14'9 (9.00m x 4.50m) A timber-built structure with glazed panels/windows, light, power, water tap, planting tables and stone flagged/gravelled paths. A timber door with glazed panels opens to the driveway.

Detached Double Garage

 $16'5 \times 15'5 (5.00 \text{m} \times 4.70 \text{m})$ A English oak framed garage with an electric roller shutter door, light,





- power, work bench and a personnel entrance door. Timber doors open to a storage room and storage cupboard. There is also mezzanine storage above.
- To the right side of the property, there is also a stone flagged patio, which wraps around to the rear. A timber gate also opens to the formal garden.
- To the rear of the property, there's a substantial stone flagged terrace with exterior lighting and ornamental box hedging/shrubs. Access can be gained to the utility room. Set behind four stone pillars is a further patio with recessed lighting, built-in ceiling speakers and external power points. The patio links to the dining hall.
- The terrace leads around to the left side of the property where there is a stone flagged area with exterior lighting and ornamental box hedging/shrubs. Access can be gained to the drawing room. Timber archways give access to the front and rear of the property.
- From the terrace at the rear of the property, a dual stone staircase with wrought iron hand rails and balustrading leads down to the extensive, manicured formal lawn that is bordered by a variety of mature trees, shrubs and hedging. To the bottom of the formal lawn, a sliding wrought iron gate and a separate pedestrian gate open to a timber gate and a pedestrian gate opens to the woodland belonging to the property. The woodland is a local wildlife reserve and contains a pond with a flowing stream, two bridges over the pond and another bridge over the stream. This area is enclosed by fencing for privacy and security.

Exterior and Gardens

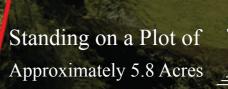
From Worksop Road, electric intercom gates and a separate pedestrian gate open to Grange Court. A private access road with exterior lighting and mature planted borders provides parking for several vehicles. Access can be gained to the detached cottage, detached garages, tractor store and store 1.

The access road continues to a stone flagged patio area that is situated to one side of the tractor store. The patio has a water tap and mature planted borders containing trees and shrubs. Access can be gained to the tractor store and a wrought iron pedestrian gate opens to a stone flagged path that leads to the front of the property.

From the access road, a lawned path that is flanked by mature trees, shrubs and plants leads to a wrought iron gate, which opens to a woodland area with exterior lighting and links to the rear of the property. A double timber gate also opens to the front of the property.

The road continues to electric intercom wrought iron gates and a separate pedestrian gate, which open to the front of Grange Court.







Tractor Store



Extensive Off-Road Parking and Mature Greenery







To the right side of the property, there is also a stone flagged patio, which wraps around to the rear. A timber gate also opens to the formal garden.

To the rear of the property, there's a substantial stone flagged terrace with exterior lighting and ornamental box hedging/shrubs. Access can be gained to the utility room. Set behind four stone pillars is a further patio with recessed lighting, built-in ceiling speakers and external power points. The patio links to the dining hall.

From the terrace at the rear of the property, a dual stone staircase with wrought iron hand rails and balustrading leads down to the extensive, manicured formal lawn that is bordered by a variety of mature trees, shrubs and hedging. To the bottom of the formal lawn, a sliding wrought iron gate and a separate pedestrian gate open to a timber gate and a pedestrian gate opens to the woodland belonging to the property.

The woodland is a local wildlife reserve and contains a pond with a flowing stream, two bridges over the pond and another bridge over the stream. This area is enclosed by fencing for privacy and security.





An Impressive Facade, Both Day & Night







The Cottage - 41 Worksop Road

The property briefly comprises of on the ground floor: Entrance vestibule, dining room, kitchen, cloakroom, WC, lounge, hallway, snug and under-stairs storage cupboard.

On the first floor: Landing, bedroom 3, bedroom 2, master bedroom, jack-and-jill bathroom and bedroom 4.

Ground Floor

A hardwood door with a glazed panel opens to the:

Entrance Vestibule

Having a side facing timber double glazed window, recessed lighting and tiled flooring with under floor heating. There are two built-in storage cupboards, one with cloaks hanging and the other houses the Worcester boiler. A hardwood door with glazed panels opens to the dining room.

Dining Room

18'3 x 15'8 (5.56m x 4.77m)

A well-proportioned dining room with a front facing timber double glazed window and a side facing timber double glazed panel. Also having recessed lighting, TV/aerial point, additional TV/aerial/data point, telephone point and tiled flooring with under floor heating. Oak doors open to the breakfast kitchen, cloakroom/WC and hallway. A wide opening gives access to the lounge.

Kitchen

14'2 x 11'4 (4.32m x 3.45m)

A contemporary kitchen featuring a range of integrated appliances. Having a front facing timber double glazed window, recessed lighting and tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching Corian work surfaces, upstands, tiled splash backs, under-counter lighting and an inset 1.0 bowl sink with a chrome mixer tap. The work surface extends to provide breakfast seating for three chairs. Appliances include a Lamona four-ring induction hob with an extractor hood above, Lamona fan assisted oven and grill, Lamona dishwasher, Lamona full-height fridge/freezer and a freestanding Beko washing machine.

Cloakroom

A useful room for storage with recessed lighting and tiled flooring with under floor heating. There is a range of fitted furniture, incorporating cloaks hanging, shelving and the under floor heating valves. An oak door opens to the WC.

WC

Having automatic recessed lighting, extractor fan, a glazed shelf, partially tiled walls and tiled flooring with under floor heating. There is a suite in white, which comprises of a RAK Ceramics wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath.

Lounge

14'2 x 11'5 (4.33m x 3.47m)

A wonderful reception room showcasing a focal point electric log effect fire, which sits beneath an oak mantel and has a tiled surround and stone hearth. The lounge also has a rear facing timber double glazed window with fitted shutters, recessed lighting, TV/aerial/data point and under floor heating. An oak door opens to the hallway.

Hallway

Having a rear facing timber double glazed obscured window, recessed lighting and tiled flooring with under floor heating. Oak doors open to the lounge, snug and dining room. A timber door also opens to an under-stairs storage cupboard. A hardwood door with an obscured glazed panel opens to Worksop Road. Grange Court - Cottage

Finished to a Superb Standard that Retains Character but has a Contemporary Twist

Snug

14'2 x 13'1 (4.32m x 4.00m)

A good-sized snug that could be utilised in a variety of ways, such as an office or playroom. Having a rear facing timber double glazed window with fitted shutters, recessed lighting, TV/aerial/data point and under floor heating.

Under-Stairs Storage Cupboard

Having a recessed light point, cloaks hanging and tiled flooring.

From the hallway, a staircase with a timber hand rail and balustrading rises to the:

First Floor

Landing

Having a rear facing timber double glazed window, recessed lighting and a central heating radiator. Oak doors open to bedroom 3, bedroom 2, master bedroom, jack-and-jill bathroom and bedroom 4.

Bedroom 3

14'1 x 11'2 (4.30m x 3.40m)

A double bedroom with a rear facing timber double glazed window, a heavy exposed beam, recessed lighting, central heating radiator and a TV/aerial/data point. To one wall, there is a range of fitted furniture, incorporating short/long hanging, drawers and a vanity table.

Bedroom 2

14'1 x 13'7 (4.30m x 4.14m)

Another spacious double bedroom with a rear facing timber double glazed window, exposed timber beam, recessed lighting, central heating radiator and a TV/aerial/data point.





Master Bedroom

15'9 x 14'8 (4.80m x 4.47m)

Benefitting from access to the jack-and-jill bathroom via an oak door, the master bedroom has a front facing timber double glazed window, recessed lighting, central heating radiator and a TV/aerial/data point.

Jack-and-Jill Bathroom

A stylish bathroom that is well-appointed and fully tiled. Having a front facing timber double glazed obscured window, recessed lighting, extractor fan and a chrome heated towel rail. There is a RAK Ceramics suite in white, which comprises of a wall mounted WC and a vanity unit, incorporating two wash hand basins with chrome mixer taps and storage beneath. Also having a panelled bath with a chrome mixer tap and a hand shower facility. To one corner, there is a walk-in shower enclosure with a fitted rain head shower and an additional hand shower facility. Oak doors open to the master bedroom and landing.

Bedroom 4

15'9 x 8'1 (4.80m x 2.46m) Having front and side facing timber double glazed windows, recessed lighting, central heating radiator and a TV/aerial/data point.

Exterior and Gardens

From Worksop Road, an intercom operated gate and a separate timber personnel entrance gate opens to the driveway, which is shared with Grange Court. Two sets of wrought iron gates open to the front of the property where there is a stone flagged patio with exterior lighting and external power points. There is also an astro turf lawn and the front is enclosed by stone walling. Access can be gained to the main entrance door and store.

Store

7'10 x 7'7 (2.40m x 2.30m) Having light, power and a hardwood entrance door.



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A well-proportioned dining room with a front facing timber double glazed window and a side facing timber double glazed panel. Also having recessed lighting, TV/aerial point, additional TV/aerial/data point, telephone point and tiled flooring with under floor heating. Oak doors open to the breakfast kitchen, cloakroom/WC and hallway. A wide opening gives access to the lounge.



14'2 x 11'5 (4.33m x 3.47m)

Lounge

A wonderful reception room showcasing a focal point electric log effect fire, which sits beneath an oak mantel and has a tiled surround and stone hearth. The lounge also has a rear facing timber double glazed window with fitted shutters, recessed lighting, TV/aerial/data point and under floor heating. An oak door opens to the hallway.

Snug 14'2 x 13'1 (4.32m x 4.00m)

A good-sized snug that could be utilised in a variety of ways, such as an office or playroom. Having a rear facing timber double glazed window with fitted shutters, recessed lighting, TV/aerial/data point and under floor heating.



Kitchen

14'2 x 11'4 (4.32m x 3.45m)

A contemporary kitchen featuring a range of integrated appliances. Having a front facing timber double glazed window, recessed lighting and tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching Corian work surfaces, upstands, tiled splash backs, under-counter lighting and an inset 1.0 bowl sink with a chrome mixer tap. The work surface extends to provide breakfast seating for three chairs. Appliances include a Lamona four-ring induction hob with an extractor hood above, Lamona fan assisted oven and grill, Lamona dishwasher, Lamona full-height fridge/freezer and a freestanding Beko washing machine.

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Bedroom 2

14'1 x 13'7 (4.30m x 4.14m) Another spacious double bedroom with a rear facing timber double glazed window, exposed timber beam, recessed lighting, central heating radiator and a TV/aerial/data point.

Bedroom 3 14'1 x 11'2 (4.30m x 3.40m)

A double bedroom with a rear facing timber double glazed window, a heavy exposed beam, recessed lighting, central heating radiator and a TV/aerial/data point. To one wall, there is a range of fitted furniture, incorporating short/long hanging, drawers and a vanity table.

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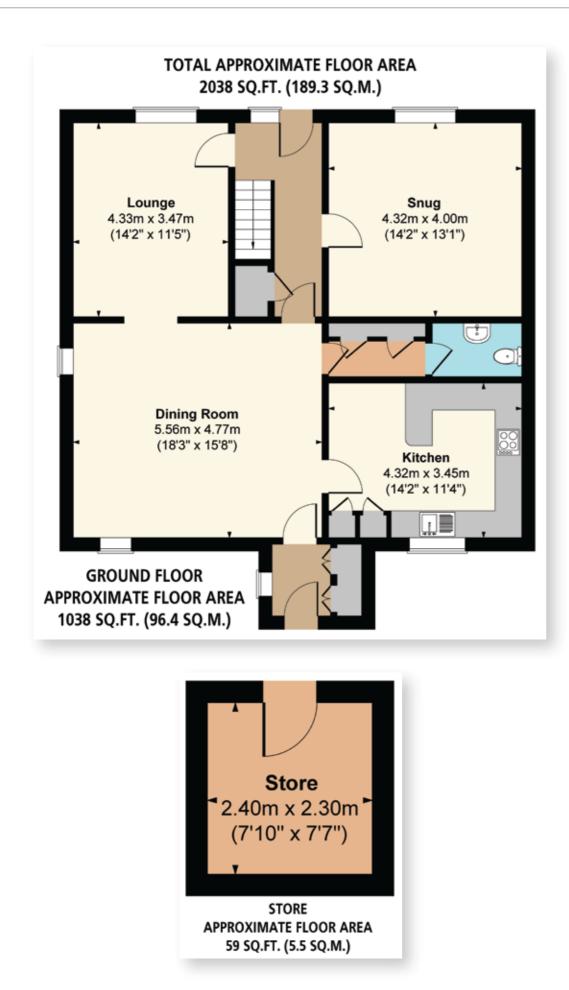
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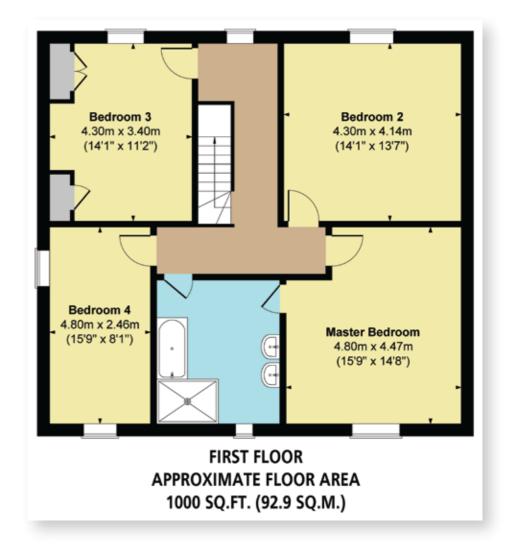


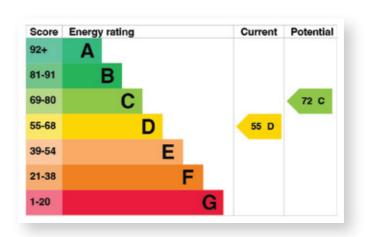
Floor Plans & EPC



Floor Plans & EPC









Viewing strictly by appointment with our consultant on

0114 358 2020 www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G (House), F (Cottage)

Services: Mains gas, mains electricity, mains water and mains drainage. The surface water runs off to a soak away in the rear garden. The property has broadband and the mobile signal quality is ok.

Rights of Access/Shared Access: None.

Covenants/Easements/Wayleaves/Flood Risk: There will be a covenant on the title. There are no easements and there is a way leave relating to electricity lines that border the north side of the woodland. The flood risk is very low.

Tree Preservation Order: Yes, in the woodland.

Conservation Area: The property is located in the Aston conservation area.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Grange Court Worksop Road, Aston, Sheffield, South Yorkshire S26 2EB

Offers in the Region of £2,995,000