

DISTINCTIVE
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Cavendish Lodge

The Park, NG7 1AY

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An impressive detached Victorian residence over 5,700 sq. ft., including the cellars and garage. This distinguished home occupies a prominent position on one of The Park's most sought-after roads. Surrounded by a collection of elegant period properties, it forms part of a visually striking streetscape that blends historic charm with prestige.

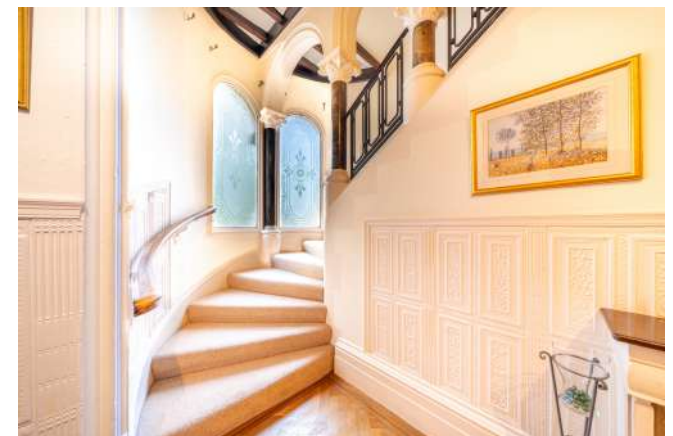
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Set behind a gated entrance, the property enjoys both privacy and presence, with its scale and architectural character immediately apparent. Ideally situated to offer the best of both worlds, it combines the tranquillity of a leafy residential setting with effortless access to Nottingham's vibrant city centre, where an array of shops, boutiques, cafés, bars, restaurants, and cultural landmarks such as Nottingham Castle are all within easy reach. Excellent transport links ensure convenient connections to surrounding areas while maintaining the peaceful atmosphere of The Park.

A striking arched stained-glass door with matching side panels opens into a grand reception hall, where parquet flooring, decorative wall panelling, and a remarkable marble-pillared staircase establish a sense of grace and grandeur. The ground floor offers a sequence of elegant and versatile rooms, including a drawing room with dual-aspect windows, high ceilings and fine wooden flooring, a light-filled sitting room with deep bay window and French doors opening to the garden, a charming morning room ideal for entertaining, and a well-proportioned dining kitchen that seamlessly integrates with family living. Completing this level are additional practical facilities, including a side porch with pantry, a separate laundry, and a private mini gym with sauna.





The first floor hosts five generously proportioned bedrooms, each enhanced by tall period windows that flood the interiors with natural light. The principal suite is complemented by an en-suite bathroom featuring a classic roll-top bath, while an additional family bathroom serves the remaining rooms in keeping with the home's timeless elegance. The second floor provides further flexibility with a bedroom, shower room, dressing room, and storage, perfectly suited to guest accommodation, a teenager's retreat, or a dedicated home office.

On the lower ground floor, extensive cellars provide excellent storage and exciting potential for future conversion, subject to consent. Externally, a garage and wide gated driveway offer secure off-street parking for multiple vehicles, a rare advantage within such a prestigious location.

The landscaped gardens create a private and picturesque sanctuary. A broad terrace provides the ideal setting for outdoor dining and entertaining, while sweeping lawns, established trees, well-stocked borders, and an ornamental pond contribute to a tranquil and beautifully maintained retreat.



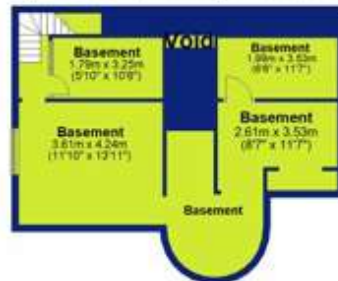
This exceptional Victorian residence presents a rare opportunity to acquire a grand period home that combines timeless architectural elegance, extensive and adaptable living space, and one of Nottingham's most prestigious addresses.





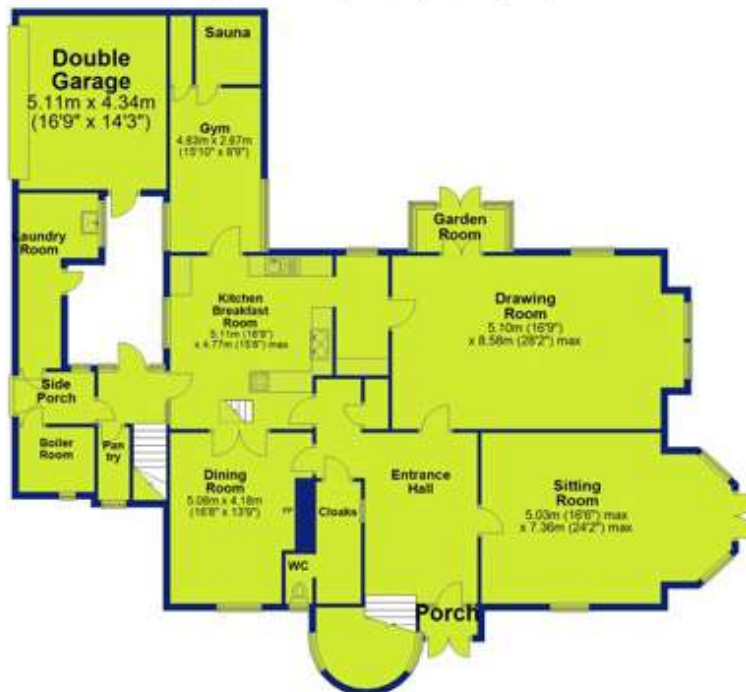
Basement

Approx. 60.6 sq. metres (651.8 sq. feet)



Ground Floor

Approx. 235.1 sq. metres (2530.3 sq. feet)



First Floor

Approx. 168.9 sq. metres (1818.3 sq. feet)



Second Floor

Approx. 69.5 sq. metres (748.1 sq. feet)



Total area: approx. 534.1 sq. metres (5748.5 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	74 C
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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