



No.15

N O R T H P A R K



WELCOME TO YOUR NEW HOME

Bordering Berry Hill Park, and with its modern take on Georgian proportions, discover contemporary living with fantastic flow, at Northwood House, in Mansfield.

Nestled off a private road, 15 North park, Northwood House stands proudly behind its imposing pilastered entrance. Set within the prestigious North Park, an exclusive and friendly community of homes, Northwood House is a rare gem; no homes have exchanged hands on North Park since 2016, with the current owners of this handsome home only its second ever.



Backing onto serene woodland and brimming with untapped potential, navigate through the electric gated entrance and glide onto the meticulously block paved, in and out driveway. Here, prepare to embark on a journey of discovery within this enclave of exclusivity.

With generous space to accommodate up to ten vehicles, this residence also boasts a double garage, ingeniously re-purposed as a state-of-the-art gym, complemented by two electric vehicle charging points. This setting not only promises convenience but also offers a glimpse into a lifestyle where luxury and practicality converge seamlessly.



A GRAND ELEGANT

ENTRANCE

Light flows into the entrance hall through the glass inner and side panels of the contemporary front door, flooding the space with light and illuminating the ashy tones of the herringbone Karndean flooring. Closet storage is available for coats and shoes, to either side of the entrance hall, whilst an impressive, solid oak staircase winds its way up to the first floor ahead.



Immediately on the right, with wide windows through which to observe the comings and goings of delivery drivers and passers-by, is the spacious, two-person study. Ideal for those working from home there is ample fitted storage and desk space for office essentials.

Next door, the cloakroom with wash basin and WC is elevated to new stature by means of its evocative painted murals, and centrally situated towards the middle of the home, it is handy for all.





THE HEART OF

THE HOME

Herringbone flooring continues through from the entrance hall into the capacious kitchen-diner, also situated on the right-hand side of the entrance hall.

Handmade by a local joiner this classic kitchen offers abundant storage and features under cabinet lighting. Underfloor heating creates a captivating warm ambience, whilst light streams in through large windows to the front and rear, providing vistas of the garden.





In the heart of this residence, the kitchen unfolds as a testament to both grandeur and utility. It boasts ample room to accommodate a freestanding, American-style fridge-freezer, underscoring the generous dimensions of the space. Adjacently, a large Range-style cooker finds its perfect placement within an elegant, storage-rich inglenook, blending functionality with aesthetic appeal.

AN OPEN-PLAN DINING EXPERIENCE

This kitchen doesn't just cater to culinary needs; it's a statement of sophisticated living, where every appliance and feature has its place, surrounded by abundant storage options. Beyond its visual appeal, the kitchen-family-dining area is a hub of social interaction. Centred around a breakfast table, it becomes a relaxed, sociable space where family members can gather to chat, eat, or simply enjoy each other's company.





Adjacent to the dining area, the snug unfolds as a cosy yet elegantly appointed retreat, perfectly proportioned for both family gatherings and entertaining. A large window frames views to the front of the house allowing in an abundance of more natural light.

The snug serves as an ideal setting for relaxed evenings, intimate gatherings, or simply enjoying a moment of solitude, embodying the perfect balance between private comfort and social enjoyment. Its proximity to the dining area ensures a fluid transition between dining and relaxation, making it an integral part of the home's design dedicated to enriching family life and hosting guests.



COMBINING LUXURY WITH PRACTICALITY

The room's practicality extends further, revealing a sizeable pantry and utility room. These additional spaces are ingeniously integrated into the overall design, ensuring that functionality goes hand in hand with the area's open and welcoming feel. It's clear that every aspect of this room has been carefully considered. From here, there is access through into the double garage, which currently serves as a home gym.



A GREAT SPACE TO
WINE & DINE

From the kitchen, follow the seamless flow of the home through into the formal dining room, the perfect place for wining, dining and sociable occasions, again connecting seamlessly with the outside terrace.

Adjacent to the dining area lies the light-infused lounge, a haven of comfort and warmth. At its heart, an open fire commands attention, serving as the room's focal point and casting a cosy glow that envelops the space on winter days.





DESIGNED FOR EVERY
OCCASION

The lounge is further enhanced by French doors that span the width of the room, inviting an abundance of natural light to flood the interior. These doors not only illuminate the space but also provide a seamless transition to the garden, extending the living area outdoors. In the summer months, the doors allow the lounge to spill out onto the patio, where there is ample space to accommodate a hot tub, offering the ultimate in relaxation and leisure.





A HAVEN FOR ENTERTAINMENT

Discover the sociable centre of Northwood House, through double doors from the lounge to arrive at the spacious games room. Solid oak flooring, warmed by underfloor heating, extends underfoot, with spotlights gleaming down from above. This contemporary and fun filled family room, brings the outdoors in, with an entire corner of bi-folding doors opening up to the patio.

Soak up the garden views in this versatile space, with room for sofas, snooker tables, dart boards and more. There is even a handy cloakroom with wash basin and WC to hand.





A RETREAT FOR
LEISURE

A sequestered leisure centre within the home, also opening up off the games room is a fantastic, spacious cinema room with feature lighting, and currently furnished with screen and projector. This room is also served by underfloor heating, Control4 systems and air conditioning. Northwood House is a secure and safe home, fully alarmed and fitted with CCTV and smoke alarm. A home with effortless flow, the kitchen, dining room, living room and games room all connect together making them ideal for entertaining.





Ascend the meticulously crafted oak staircase, adorned with its exquisite panelling, to arrive at the first-floor landing. This area is a destination in its own right, offering a generous expanse of space from which one can access six opulently appointed bedrooms. Nestled discreetly away from the main thoroughfare of bedrooms lies the master suite; a room of a regal proportion, heralded by its very own dressing area, replete with an abundance of fitted wardrobe space, tailored for the utmost in organisational ease.

EXPLORE

UPSTAIRS

Each morning, awoken to the views of the rear garden, with the dense woodland tableau extending beyond; a serene backdrop that promises tranquillity and privacy.

This visual feast is delivered through the elegant French doors, complemented by a glass balustrade of the Juliet balcony, allowing the harmonious blend of nature's beauty to permeate your senses, enriching the start of your day.





The expansive en-suite bathroom serves as a sanctuary for relaxation and rejuvenation, infused with warmth from the underfloor heating. It is centred around a sumptuous, free-standing bathtub, an idyllic retreat for dissolving the day's exertions in a sea of bubbles.



SERVED BY A JACK & JILL

EN-SUITE

Seamless storage is another highlight of this spacious and luxuriously equipped home, with the remaining five bedrooms on this floor all featuring fitted wardrobes. Each bedroom embodies its own character in its elegant design, with bedrooms two and three benefiting from a large Jack 'n' Jill en-suite.



A PLACE FOR REST &
RELAXATION

Bedroom two and three are thoughtfully designed, each featuring bespoke built-in wardrobes that harmonise with the overall aesthetic, providing a sleek and elegant storage solution as well as maintaining an orderly and clutter-free space. Both rooms are generously sized, easily accommodating comfortable double beds, ensuring a spacious yet cosy ambience.





PERFECT FOR

GUESTS

Bedrooms four and five are designed with versatility in mind, effortlessly adapting to various needs—be they welcoming guest quarters, nurturing nurseries, or dedicated study areas. These rooms benefit from the convenience of two exquisite bathing facilities: a gilded shower room, embodying a touch of luxury, and a capacious family bathroom.



The latter is a sanctuary of relaxation, equipped with a spa bath and a separate electric shower, catering to both quick, refreshing rinses and leisurely soaks.

In addition to these spaces, the home offers a playroom that can easily transition into an additional bedroom, if desired. This adaptable room is enhanced by built-in storage solutions and enjoys a splendid view of the lush garden at the rear, inviting nature's tranquillity indoors. Running the full length of the home, even more storage can be found in the boarded and illuminated loft, freshly insulated in the last 10 years.





EMBRACE THE

OUTDOORS

Unwind on the meticulously designed patio, offering distinct zones for seamless transition from the kitchen, dining, lounge, and games rooms to outdoor entertaining. The expansive, low-maintenance garden, framed by planted borders and a woodland backdrop, ensures privacy and a peaceful retreat. The property also boasts ample storage with a spacious garden shed and a double garage, currently used as a gym, combining practicality with luxury.





ON YOUR

DOORSTEP

Northwood House, nestled against Berry Hill Park, offers an abundance of outdoor activities right on your doorstep. Enjoy leisurely walks, feed the ducks, or energise your morning with a run. A quaint café nearby provides the perfect spot for weekend treats.

The local area is a treasure trove of family-friendly entertainment, from play parks to Thieves Wood, ensuring adventure is never far away. Explore a wide array of dining options, including Il Rosso, Ciao Bella, and The Hutt, or enjoy a movie night out at the Odeon and shows at Mansfield Palace Theatre. Essential amenities are conveniently close, with several supermarkets and excellent bus connections to notable schools like Wellow House School and Worksop College, alongside various primary and high schools.

Northwood House marries the charm of rural living with urban convenience, offering a luxurious, spacious home ideal for families who cherish both socialising and tranquillity.

FLOOR PLAN

LAYOUT

Approximate Gross Internal Area = 413.99sq m / 4455 sq ft

Illustration For identification Purposes Only.

Measurements Are Accurate.

Not To Scale.

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