

ELLINGTON

TATTERSHALL DRIVE



HISTORICAL PARK RETREAT

Prestige, character, and spacious rooms combine at the enviably detached Ellington, an imposing and handsome Victorian home nestled on Tattershall Drive, in the Park Estate.

Conveniently situated for ease of access into Nottingham, dating back to 1879, Ellington is one of the first 40 homes to have been erected in the prestigious Park Estate, a peaceful conservation area.



Ellington is a rare find as there are only 14 detached houses in a single occupation in The Park with 2 storeys and a flat garden.

Pulling off the tree lined Tattershall Drive, through the electric front gates, with fob and keypad access, there is plenty of parking for five cars on the driveway, alongside a single garage, served by power and with an up and over door.

Originally owned by a vicar and his family, Ellington was latterly divided into two flats, before being respectfully reunited, and refurbished by its current owners.

A WARM WELCOME

A handsome home, whose imposing exterior precedes the wealth of original period features retained within.

Stepping through the arched entrance, emerge into the porch, whose high ceiling is inlaid with ornate plaster corning, with patterned Minton tiles underfoot. Beyond, continue into the entrance hall, where the airiness of the porch is amplified by the high ceilings, traced in ornate coving and pretty ceiling rose.



On the right, the original curved staircase sweeps up to the first floor, with storage available underneath for coats and shoes.

Light suffuses the drawing room, accessed on the left and with its original wood plank flooring honey toned underfoot. Traditional décor is subtle, with pops of colour from the restored coving and ornate ceiling rose above, hand painted by a local artist.

Views entreat from the impressive bay window, with another large window to the side, bring the outdoors in. Warmth emanates from the gas fire, within its attractive period surround. Warm in wintertime, in summer, the home remains cool, served by excellent air flow from the many doors and windows.

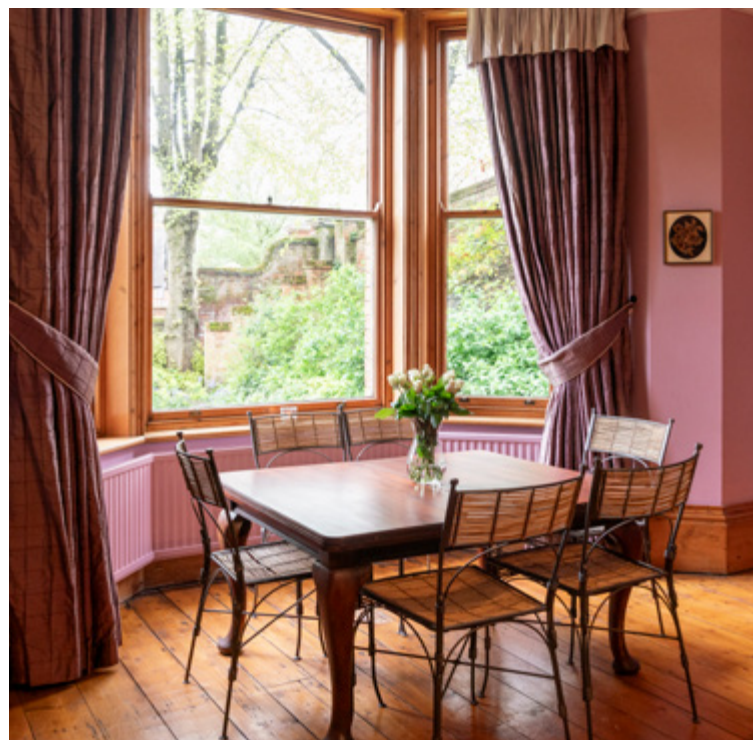




WINE & DINE

Next door on the left, sultry shades of lilac and mauve adorn the dining room, for an intimate feel, with original flooring and another bountiful bay window inviting light.

A capacious room, with original gas fire, hand painted coving and ceiling rose, this room is wonderful when entertaining or on special occasions such as Christmas. An internal window provides a sneak preview of the garden room next door. Providing refreshment on the ground floor, also off the entrance hall there is a large bathroom for guests, with bath and separate shower.



LIGHT FILLED LIVING

Moving through to the snug, the gas fire sits centrally, providing cosy cheer to the room, with fabulous garden views through the bi-folding doors which create a seamless connection with the outdoors.

Opening up to the rear, parquet flooring flows out in the music room, where glazed double doors invite you through into the light and bright garden room, where original oak doors deliver you to the garden terrace for sunny summer afternoons sipping cocktails and enjoying family time.

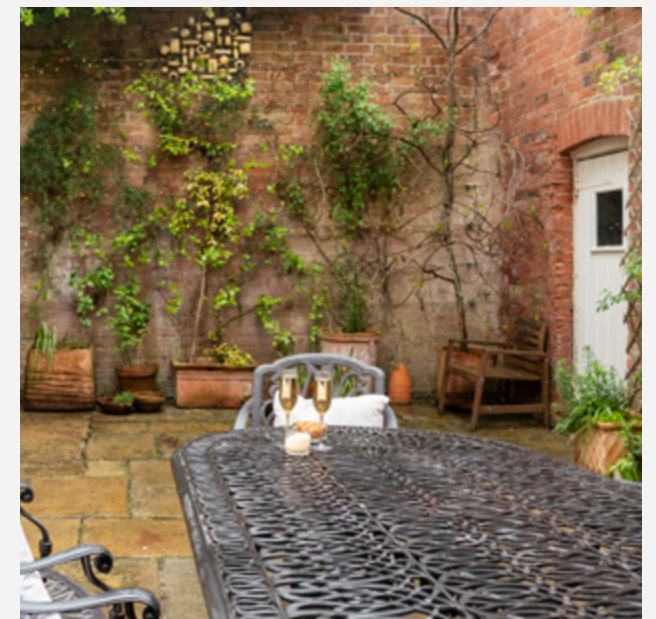
A home with phenomenal flow, the music room also links seamlessly to a long and versatile room which flows along providing access through to the kitchen.



With its whitewashed stone painted barrel-vaulted ceiling, this underground room was once thought to be a cold store for the original owners. Atmospheric with its uplit walls, it could serve well as a utility room, games room or even a study.

ALFRESCO DINING

Step through the sleek bi-fold doors of the snug or the gated front access to discover an expansive courtyard designed for effortless outdoor entertaining. With its generous proportions, this sophisticated space becomes a sanctuary for al fresco dining or lively gatherings beneath the open sky. Here, the elegant blend of privacy and practicality invites you to create memorable moments, whether savouring quiet conversations with friends or entertaining against a backdrop of timeless charm.





FAMILY TIME

Emerge into the spacious and sociable kitchen, where a deep royal-blue feature wall houses an inglenook, within which a gas Aga serves as a homely focal point, drawing family and friends to its comforting warmth.

Easy accessed from the kitchen is the large boarded out loft with plenty of room for storage extending the length of the house. With so much storage in the white farmhouse kitchen cabinetry, there is also a handy, shelved pantry, and utility room, housing the boiler.

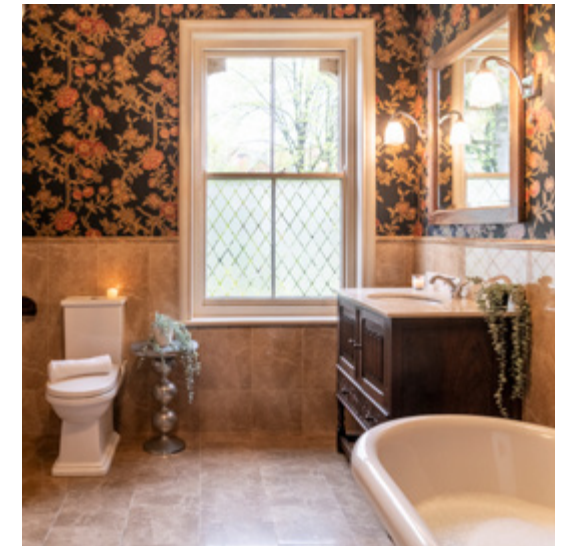
In the summer months, enjoy alfresco dining with loved ones in the sheltered courtyard which provides access back through to the snug via bi-folding doors.





SOAK & SLEEP

Retracing your steps to the entrance hall, ascend the original staircase, saturated with natural light from the large, original windows on the turn, before arriving at the landing, an impressive space, with high ceiling, tulip corning and high skirtings. Light streams down from the automatic-opening and closing skylight above.



Refreshment awaits on the left, in the beautifully refurbished bathroom, where tiling gleams to the lower half of the walls and underfoot, with classic floral wallpaper above. Enjoy a reviving soak in the roll top, claw foot bath, with traditional taps that harmonise with the solid wood vanity unit wash basin. Spritz your way into the day beneath the rainfall head of the spacious, wet room shower.



SEAMLESS FLOW

Make your way back in via the snug from the courtyard, before reconnecting with the entrance hall and continuing through into the library, where fitted shelving provides space for your treasured collection. A fantastic room for a home office, there is space for a sofa in addition to your desk and chair, while inspirational views over the garden and the formal pond are framed by the large window. Consider opening up the fireplace, currently capped off, to imbue the room with further character and warmth.

Off the library there is another room currently used as a study, spacious and bright with views out to the garden on one side, and courtyard to another. Versatility is at the heart of this spacious family home.





BEDROOM BLISS

Ascending to the landing and veering left, you enter a generously proportioned guest bedroom. This sanctuary features an elegant marble fireplace with a gracefully rounded hearth, offering a striking focal point. The room accommodates a king-size bed comfortably, with room to spare.

Dual windows present a picturesque tableau of the verdant garden, a sanctuary teeming with wildlife, and extend your gaze to the lush expanse of the park beyond.



THE MASTER SUITE

Sanctuary awaits in the master suite, positioned on the left, where a capacious bedroom unfolds with original wood plank flooring. The space is bathed in natural light streaming in through south-east facing double windows, which frame far-reaching views over the meticulously manicured garden and sprawling parkland beyond.



The expansive and luminous ambiance not only invites relaxation but also offers ample room to include a comfortable sofa, ensuring a perfect private retreat within your home.

This master bedroom is ingeniously designed with considerable space for all your storage needs. The area accommodates multiple wardrobes and drawers, enabling you to organise and store your belongings effortlessly.





The generous dimensions of the room allow for a layout that is both functional and aesthetically pleasing, maintaining an uncluttered and inviting atmosphere where calm and order prevail.

The en suite facility enhances the luxurious feel of the master bedroom. Fully tiled for a sleek, modern look, it includes twin showers and wash basins, creating a symmetrical and harmonious appeal. Beneath the wash basins, a vanity unit offers additional storage, ideal for tucking away toiletries and essentials.

The en suite also features LED touch sensor mirrors, a WC, and a heated towel radiator, all complemented by underfloor heating, which adds a touch of indulgence and comfort to your daily routine.



SWEET SLUMBER

Storage solutions are seamlessly integrated throughout the residence, ensuring that every space is utilised to its fullest potential. Upon returning to the main landing, one's journey continues to the second bedroom. This room is a veritable sanctuary, abundant in space and drenched in natural light. The presence of fitted wardrobes enhances both the aesthetics and functionality of the room, which enjoys a peaceful vista over the charming courtyard below.

The private en-suite attached to this bedroom epitomises modern luxury. Exquisitely tiled, it features a state-of-the-art wet room shower that promises a refreshing and invigorating experience. Complemented by a sleek wash basin and a contemporary WC, the en-suite offers a pristine retreat designed for ultimate relaxation and convenience, embodying the perfect blend of style and practicality.





REST & REVIVE

Turning to the left, one is immediately struck by the allure of the fourth bedroom, where walls are adorned in soothing blue-green hues.

This spacious bedroom is elegantly appointed with a majestic four-poster bed, strategically positioned to afford panoramic views of the immaculately landscaped front lawn and the serene pond beyond. The generous dimensions of the room provide ample space for both relaxation and private reflection, creating a personal retreat that feels both expansive and inviting.



ROOM FOR THE FAMILY

Next door lies another remarkable bedroom, discreetly positioned down its private corridor, creating a sense of seclusion and exclusivity. As you approach, bespoke fitted shelving lines the passage, leading to a descent that unveils yet another light-infused sanctuary.

This bedroom boasts dual aspects: to one side, a charming courtyard vista invites calm and contemplation, while the front offers a picturesque outlook over the lush front lawn, punctuated by mature trees and the tranquil pond.





AN OUTDOOR OASIS

Outside, the glorious garden balances spaces for entertaining and relaxation with a respect for the landscape surrounded by lime trees and acers. The garden is a haven for nature and wildlife, with lush green lawns, herb gardens and vegetable beds to encourage pollinators and a variety of fruit trees including apricot, almond, pear and greengage.

The pond is a haven for wildlife, from goldfinches to foxes overnight. The lime trees along the border are a sight to behold, whilst the private courtyard is so secluded and peaceful.





FLOOR PLAN

Approximate Gross Internal Area (including Garage) = 393.5 sq m / 4235.6 sq ft.
 Illustration For Identification Purposes Only.
 Measurements Are Approximate.
 Not To Scale.

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

OUT & ABOUT

A village within the city, The Park Estate is a unique and inviting community environment in which to raise a family. A very sociable neighbourhood, the residents' association regularly hosts events including Shakespeare in the Park, Boules, Sunday Socials on Newcastle Circus and annual Safari Supper.

There are expanses of green space to enjoy with private facilities including tennis courts, squash and bowls clubs.

Previously a deer park to The Castle, stroll around the grounds, or walk through the park to join the canal. Walk along the River Trent or head out on your bike to the Attenborough Nature Reserve. Only ten minutes' walk from Ellington, seek a moment's meditation beneath the boughs in The Arboretum.

With the city on your doorstep, just a 15-20-minute walk delivers you into the heart of Nottingham, where a host of

shops, restaurants and amenities await, from medical centres and hospitals to sports centres, theatres and football grounds.

Pay a visit to the historic Nottingham Castle or discover the bars and restaurants of Canning Circus. With every palette and cuisine catered for, sample every style from fast food to Michelin star finery at Alchemilla.

Families are well served by a range of nearby schools including St Joseph's Junior School, The Nottingham Boys High School, and the Nottingham Girls High School.

With a little something for all the family close by, from mother and toddler groups to cricket and football clubs, walking groups and more, Ellington is the ideal entertaining home in a peaceful village setting, for a growing family, with city amenities nearby.



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