

# KESTREL

MAY LODGE DRIVE





## YOUR NEW HOME

Soar to new heights of happiness at Kestrel, a contemporary and opulent residence featuring both indoor and outdoor swimming pools, as well as versatile annexe accommodation. This exquisite home is perfectly situated along the prestigious May Lodge Drive, just on the cusp of the historical Rufford Abbey, offering a blend of privacy and splendour.

Upon arrival, glide through the electrically gated entrance and onto the expansive gravel driveway, where there is ample secure parking for six or more vehicles. This welcoming approach sets the stage for the grandeur that awaits within this magnificent property.







## MODERN LIVING

Landscaped borders and mature shrubs provide a perfect buffer of privacy for Kestrel, a strikingly handsome, modern build home, where wraparound gardens blend formality with a natural approach.

Modernisations include the addition of 16 solar panels, which provide heating for the hot water, alongside a new ground source heating system. Inside, the Control4 System enhances the entertaining capability of the home, enabling you to control the lighting and music in every room.







## A WARM WELCOME

Make your way indoors, where the light streams in through full height glass panels to either side of the front door, picking out the fossils in the Italian marble flooring underfoot, warmed by underfloor heating.

Instantly, sense the airiness from the high ceiling in the broad and bright entrance hall, making your way right, into the formal lounge.

Oak flooring replaces marble underfoot, still warmed by underfloor heating, in this bountiful and grand reception room. Large picture windows and sliding glass doors invite an abundance of light, as warmth emanates from the unique, suspended open fire.







## ROOM FOR ALL

The high ceilings amplify the light flow, emphasising the spaciousness of the lounge, where there is plenty of room for a piano. Perfect for social gatherings, in wintertime, gather for carol singing and present opening in this inviting, family friendly space.

Returning to the entrance hallway, sneak a peek at the high-spec downstairs bathroom with wash basin inset within marble, providing access to a separate WC, with facilities for men and women.







## PEACE & PRIVACY

Off the entrance hall, a hidden set of carpeted stairs leads up to a private home office, where windows curve around the angles, framing leafy views out to the front drive and garden. Solid oak fitted cabinetry provides plenty of storage space. This versatile office could also serve as a guest bedroom.







## WINE & DINE

Entertain and impress guests in the stunning dining hall at Kestrel, where exposed oak beams elegantly frame the double-height ceilings and full-height glass windows, seamlessly combining to create the perfect ambiance for sophisticated dinner parties.

The meticulous attention to detail in the design promotes an atmosphere of refined elegance, ensuring every meal is a memorable occasion.







## OPEN PLAN LIVING

Doors open out to the capacious patio, perfect for indoor-outdoor dining in the height of the summer months. This expansive outdoor space, complemented by breathtaking views of the surrounding landscape, offers an ideal setting for alfresco meals and twilight gatherings under the stars.

Whether hosting a grand soirée or a discreet gathering, the seamless flow between the luxurious interior and the serene exterior spaces at Kestrel makes every event distinctly special and utterly unforgettable.







## SIT BACK & RELAX

Tucked off from the main dining hall lies the sitting room, light, and cosily carpeted in neutral shades underfoot. Tall, rectangular, minimalist windows capture sequential snapshots of the garden, whilst the modern log-burning stove issues a toasty glow on winter nights.

Fitted storage is a recurring motif at Kestrel, with a media wall in the sitting room providing storage for your television, books and other items.

To the right of this room, open an oak door and sneak a peek at ‘command central’, a storage room hosting the machinations for the heating and electrics.







## SAVOUR THE VIEW

Conveniently close to both dining hall and sitting room, accessed via pocket doors, is the kitchen, handmade and bespoke designed by Chiselwood, based at Dunham Bridge. Sliding doors create an unbroken connection with the outdoors, bringing the patio terrace and garden indoors.







## COOK UP A STORM

Pull back the doors to enable indoor outdoor living throughout the summer months; ideal for family barbecues and twilight aperitifs.

Uniquely designed, the angled central island offers integrated storage, in addition to accommodating the gas hob, cleverly positioned to allow the chef to maintain a sociable status among guests, whilst taking in the views. There is ample room to dine at the separate breakfast bar.

Appliances include a full height American style fridge-freezer, Miele oven, grill and combi oven and double sink.

Oak flooring makes way for marble underfoot in the utility room, where there is an additional sink, dishwasher, plenty of storage and plumbing for a washer-dryer. There is also direct access outside from here.







## THE MASTER SUITE

The stunning, floating oak and glass staircase with LED lighting returns up to the gallery landing, with bench seating on the turn.

Step onto the plush carpet of the master bedroom on the left, where curves furnished with fitted wardrobes and dressing table combine with verdant views out over the garden, where you can watch the sun rise.

With its own designated dressing area replete with laundry chute connecting to the utility, this spacious and serene master bedroom with its double height, beam bedecked vaulted ceiling, is a real sanctuary; designed to make life as easy as can be.







## SOAK & SLEEP

A bountiful bedroom, cleverly zoned for privacy, enjoy a relaxing soak in the freestanding tub, overlooking the garden, before continuing through into the boutique bathroom, where mosaic tiling, curved walls and a wet room shower combine with luxurious heating, inset alcove shelving and spa-style wall mounted wash basin.

Across the landing is the second bedroom, almost an imprint of the master suite, also furnished with its own luxurious bathroom, fitted wardrobes and dressing area.



## OUTDOOR OASIS

Designed with entertaining and relaxation in mind, this architect inspired home and garden centres around the sun. Terraces are positioned to offer pockets of sunshine, shelter and shade, with water features and lawned areas for the children.

The jewel in Kestrel's crown is its impressive, heated, indoor-outdoor swimming pool with electric safety cover, allowing for all season-use. Dine alfresco on the Mediterranean feel courtyard garden, gathered around the central olive tree. Gather fruit from the small orchard in the garden, once part of the original abbey orchard.





# ANNEXE

Alongside the parking available on the driveway, there is also a double garage, with mezzanine level. With underfloor central heating, the separate pool-building annex is a fantastic addition to the main home, featuring a living room and two bedrooms with Jack and Jill bathroom containing shower over a jacuzzi bath.



# OUT & ABOUT

Nestled in the prestigious setting of May Lodge Drive, with direct access to Rufford Abbey and Rufford Golf Club, walks abound on the doorstep, with Clumber Park, Sherwood Pines and Centre Parcs also close by.

Just a short stroll from May Lodge Drive, and opposite the entrance to Rufford Abbey awaits Rose Cottage, your eclectic local country pub-restaurant. In nearby Clipstone, you can also dine out at the Dog & Duck, with the Anglo-Franco cuisine of Launay’s to be relished in Edwinstowe.

Ollerton is only ten minutes’ drive away, home to a Tesco Extra with a Co-op available in Edwinstowe. For schooling, families can select from primary schools in Edwinstowe and the independent schools of Wellow and Worksop College, with great commuter links available by road and rail via Newark and the East Coast Main Line.

Luxurious, bespoke designed Kestrel is a home with a keen eye for comfort and convenience, in sublime surrounds.

# FLOOR PLAN

Approximate Gross Internal Area = 530.83 sq m / 5710 sq ft.  
This Includes The Annex.

Illustration For Identification Purposes only.  
Measurements Are Approximate. Not To Scale

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Smith & Co.  
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Unwin Suite, Innisdoon, 1 Crow Hill Drive, Mansfield NG19 7AE  
To view Kestrel, call our team on 01623 392352 or email [info@smithandcoestates.co.uk](mailto:info@smithandcoestates.co.uk)



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