



BEECH HOUSE



COUNTRY LIVING

Commanding elevated views out over the surrounding countryside and overlooking the twinkling lights of the village, rediscover the restorative bliss of rurality at Beech House a comprehensively sized family home, nestled within the sublime surroundings of The Farmstead; an exclusive development of homes with a difference, enveloped within protected greenbelt land on the cusp of Burton Joyce.





PRACTICAL SPACES

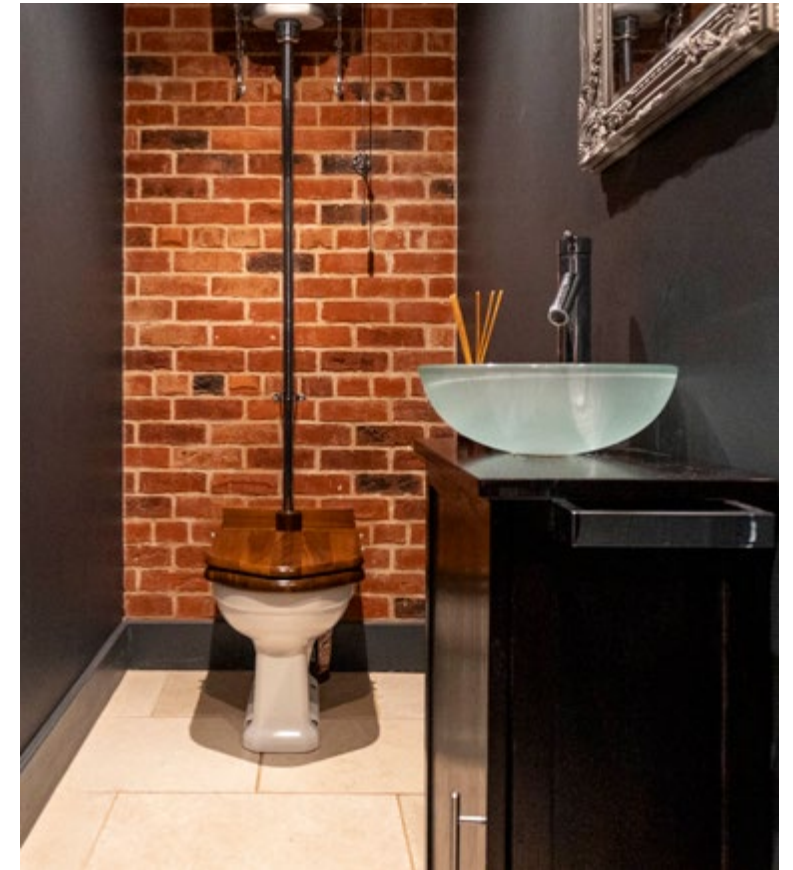
Underfloor heating, a feature throughout the ground floor, provides ambient warmth through the tiles underfoot, whilst modern glass Crittall doors flood the entrance hallway with light, providing a tantalising preview through to the open-plan kitchen-dining-family room and garden views beyond.

Stash your coat and shoes in the ample storage found beneath the stairs, before freshening up in the handy cloakroom with wash basin and WC. Alongside the underfloor heating, other technological perks of Beech House include Cat 6 cabling throughout, with Wi-Fi repeaters on each of the three levels, alongside CCTV and alarm systems.

YOUR PRIVATE HAVEN

Tucked off the private road that winds up to the safe and secure community of The Farmstead, Beech House is accessed along its own private and electric-gated driveway.

Plenty of parking is available on the block-paved driveway, alongside the to integrated single garage with electric roller shutter door, served by both power and lighting. A handsome home, sense the warmth and welcome upon arrival, stepping inside into the broad and bright entrance hall.





SAVOUR THE VIEWS

Make your way through the double doors to the left and into the substantially sized kitchen, the heart of the home. Light streams in through the glass doors at the rear, blurring the boundaries between indoor and outdoor living. In the summer months, throw open the floor to ceiling doors and dine alfresco on the porcelain patio.

Tiled flooring flows through from the entrance hall, practical and aesthetically pleasing. Open plan, yet zoned, snuggle up on the sofa after dinner, ahead of the multimedia wall, where alcove shelving recedes into the beautifully decorated wall, currently housing a large television.





CONTEMPORARY SPACES

Deep and dramatic Farrow & Ball's Down Pipe coat the hand built and bespoke Hovingham kitchen cabinetry, which provides ample storage, with abundant preparation space available on the gleaming quartz and inset oak work surfaces.





Integrated pantry cupboards lined with oak keep this sublime kitchen clutter free, whilst the high-quality design spec of the home is revealed in the tasteful touches including integrated pull-out oak chopping boards, Quooker instant boiling water tap and the central island with fitted breakfast bar and seating space for all the family.



HIGH QUALITY FINISH

Cook up a feast for family and friends utilising the array of integrated appliances which includes induction hob, extractor, Neff dishwasher, coffee machine, two Neff Hide 'n' Slide ovens, microwave oven, wine cooler and Neff fridge and freezer.

Off the kitchen, the practical laundry room offers further space for preparation and storage, also furnished with a sink and plumbing for washing machine and dryer, with direct access outdoors.





MAKING MEMORIES

After dinner, curl up in comfort, and relax and unwind in the spacious yet cosy sitting room, where French doors frame unbroken views out over the garden to the rolling fields and valley beyond. Warmth emanates from the handsome fireplace, where space for a log burning stove crackles merrily away during the winter months.





VENTURE UPSTAIRS

Returning to the entrance hall, ascend the staircase to the first-floor landing, where a useful laundry chute is situated, connecting to the laundry room, offering practical help with the chores. Refreshment awaits in the family bathroom ahead, furnished with shower over bath, wash basin and WC.

Peacefully tucked away to the right are two spacious guest bedrooms brimming with fitted storage, overlooking the peaceful comings and goings of The Farmstead to the front, and the rolling greenery to the rear. Both are served by a shared, Jack 'n' Jill en-suite shower room, making these bedrooms ideal also for teenagers.



SOAK & SLEEP

Across the landing, to the left of the stairs, bedrooms two and three await, each offering an inviting retreat with generous proportions and natural light. Bedroom two, positioned to capture far-reaching views, presents a remarkable outlook over the serene countryside, an ever-changing vista from dawn to dusk. Both rooms, thoughtfully designed as spacious doubles, feature built-in wardrobes that offer ample storage, seamlessly integrated to preserve the rooms' open feel.

These bedrooms not only provide abundant space for furnishings but also embody a restful atmosphere ideal for unwinding, with views and finishes that combine to deliver a sense of refined rural tranquility.



THE PRINCIPAL SUITE

Awash with light from large windows to two aspects, sanctuary awaits in the principal suite, where floor to ceiling windows frame phenomenal views out over the rolling greenbelt countryside and hedgerows teeming with wildlife. Wake up to the dawn chorus as the sun rises above the neighbouring woodland. .

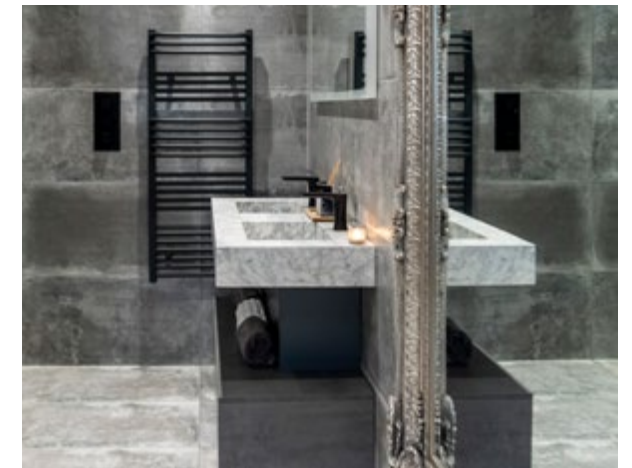




Here, French doors open to a Juliette balcony, enabling you to wake up to sublime sunrise vistas, from the bespoke, fitted bed frame, thoughtfully positioned to enhance these spectacular scenes.

Bathe in the beauty of the outdoors, with a free-standing tub, with waterfall tap and shower-head attachment.

Ample storage awaits in the walk-through dressing area - furnished with drawers and wardrobes - and connecting through into the shower room en-suite, furnished with wall mounted WC, open fronted shower, heated towel rail and wall mounted double wash basin with vanity unit storage beneath.





A ROOM WITH A VIEW

From the landing, ascend to the second floor, a capacious and versatile space, currently serving as a games room with central bar and serving up exceptional views over the countryside through its floor to ceiling picture window to the rear aspect.

With its adjoining and fully furnished dressing room, this space could also work well as a bedroom suite or private office area.



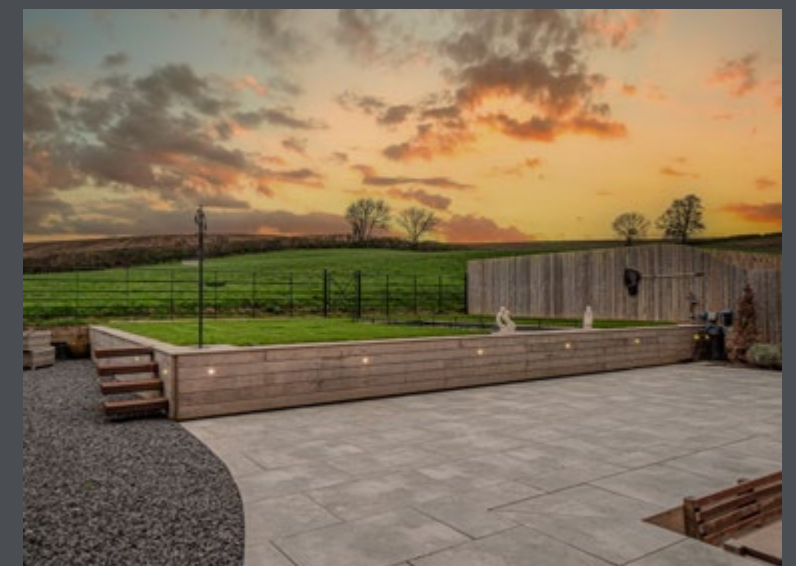


GARDEN ESCAPES

Outside, work out in your own private gym, accessed from the front of the home and furnished with LVT herringbone flooring, mirrored wall and TV point. A flexible space, it could also serve as an office, separating work and home life.

Entertain and unwind in the glorious garden, where the broad porcelain patio, accessible from all the main rooms on the ground floor is ideal for soaking up the sunshine and admiring the verdant rural vistas, preserved by estate fencing to the rear.

Landscaped and low maintenance, the garden is mainly laid to lawn with a stunning and soothing central koi pond.



OUT & ABOUT

Nestled in an inspirational greenbelt location, surrounded by lush woodland, rolling, sheep-grazed fields and with breathtaking views out over the River Trent, The Farmstead sits on the cusp of the thriving village of Burton Joyce. Walk along the River Trent and call in for a thirst-quencher and some hearty food at local pub The Nelson.

Formerly a farming community, Burton Joyce blends rural bliss with community comforts and conveniences. Only six miles from Nottingham and with fabulous commuter links via road and rail (Newark Northgate Station is only 30 minutes away, with links to Kings Cross Station in an hour and 15 minutes) – it is easy to see why this friendly village is one of the most highly desirable locations in the country.

Catch a train from the village station and arrive in the centre of Nottingham within 11 minutes, with the picturesque market town of Newark-on-Trent accessible by rail in under 40 minutes.

Families are well served by a selection of local schools in the area, while for family days out, Colwick Country Park is only a couple of miles away with its many walking trails, picnic spots and opportunities for lake swimming. For play areas and scenic views, Gedling Country Park is also close by.

Embrace adventure on the sky trail and lagoon wipe-out obstacle course to be found at Holme Pierrepont Country Park. Sports enthusiasts are also well served by the many football pitches, cricket grounds and golf courses close by.

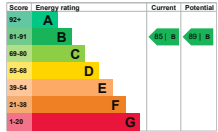
Experience executive levels of comfort and luxury at Beech House, a warm and welcoming home surrounded by the natural beauty that envelops the prestigious Farmstead development. Built with character and individual style, modern living with rural charm awaits.



FLOOR PLAN

Approximate Gross Internal Area = 280.0 sq m - 3011 sq ft
 Garage = 17.0 sq m - 184 sq ft
 Total = 297.0 sq m - 3195 sq ft.

Illustration for identification purposes only.
 Measurements Are Accurate. Not To Scale.



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Presented By

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