

The Stables



AN EXCLUSIVE & PRESTIGIOUS SETTING

Within the glorious greenery of sought-after High Oakham Park, prestige living becomes synonymous with the peaceful tranquility of its parkland setting, at The Stables. A historic setting, re-imagined for 21st century living, this fresh new build home, completed in 2020, embraces contemporary flair with its full height glass frontage, without compromising on traditional comfort within.

TIMELESS ELEGANCE

Nestled within an exclusive handful of homes, gracefully gathered around the historic High Oakham House, pull through the security of the gated entrance and along the sweeping driveway, before arriving at The Stables.

Ample parking is available for three cars, in addition to an additional space in the remote control, electric up and over door garage, which is furnished with power, water and lighting.





ELEGANT FUNCTIONALITY

Leafy views out to the laurel hedge can be seen from the window, with storage also available beneath the slim edged, crisp white countertops.

Freshen up in the large shower room, with walk-in shower, wash basin and WC. A practical wing of the home, storage can also be found in the linen closet in the hall.



A WARM WELCOME

Warmth and welcome await within this cosy, well insulated contemporary home, where underfloor heating permeates each footstep from beneath the herringbone Karndean flooring, which runs throughout the ground floor.

From the light and bright entrance hall, make your way left and through into the inner hall-boot room, off which there is a handy utility room, plumbed for washing machine and dryer and furnished with a sink.





A HAVEN FOR ENTERTAINING

The heart of the home, the spectacularly sized open-plan kitchen can be found to the right of the main entrance, where handleless cabinetry in anthracite grey offers a profusion of storage.

Sleek seamless side units provide abundant storage, complementing the sleek white Quartz worktops. These offer ample space for meal preparation.

Fitted Bosch appliances include a dishwasher, induction hob, extractor, fridge freezer, and microwave oven; each integrates effortlessly into the design, combining practicality with refined elegance.



COMFORT MEETS STYLE

White Quartz worktops coat the capacious central island, where a large wine fridge is ideally situated to one end, within easy reach of the breakfast bar seating to the far side. Grooved drainage is elegant, with an instant boiling Quooker tap curving over the under-mounted sink.



OPEN PLAN LIVING

Flooded with natural light from large windows and glass doors, the open-plan layout of this kitchen enhances its bright and airy feel, creating a welcoming space for both daily living and entertaining.

Step through the door and savour your morning tea on the patio terrace, where the sunlight pours in, bathing the area in warmth and tranquillity. Whether starting your day or simply pausing to enjoy the moment, this light-filled extension of the home offers a peaceful retreat.





A SEAMLESS BLEND OF COMFORT AND CHARM

Ideal when entertaining or relaxing with family, light streams in through a wall of windows and double doors overlooking the front, with views out over the local area. Snuggle up on winter nights before the toasty glow of the corner dual fuel stove, with its stylish exposed flue, as the tree lights twinkle at Christmas.



TIMELESS ELEGANCE

Sociable and bathed in light from the large windows which look out to the garden, and zoned by Crittall-style sliding doors, the spacious dining kitchen opens up to a lavishly sized lounge, carpeted in stone tones underfoot and offering a warm, inviting ambience perfect for relaxation or entertaining with family and friends.





A HOME OF TWO HALVES

When bedtime beckons, two sets of stairs offer access up to the bedrooms, providing privacy for guests.

Ascend the softly carpeted stairs from the entrance hall, turning right to arrive at a light-filled, dual aspect bedroom, with ample space for a double bed, wardrobes and chests of drawers, and served by a chic and spacious shower room en-suite, drenched in light from a large Velux window.





SLEEP BECKONS

Bedroom four, cosy yet well-lit, is located off this landing, offering flexibility to suit various needs. With space for free-standing or fitted wardrobes, it could serve as a comfortable single bedroom or a practical home office.

An en-suite shower room, thoughtfully designed and filled with soft natural light, adds to the convenience of this adaptable space.





THE MASTER SUITE

Seek sanctuary in your own sequestered half of the home, with a separate staircase leading up from the lounge to the principal suite, nestled in the apex of the front gable, where a full height window captures phenomenal views out over the area. Spacious and suffused in light, ample storage can be found in the fitted wardrobes.



REST & RELAX

Bedroom two is a spacious and elegantly appointed sanctuary, perfectly positioned off the landing for added convenience. Awash with light, this generously sized room features stylish fitted wardrobes, ensuring ample storage without compromising its open and inviting feel.

The adjoining en-suite boasts a roomy layout and a large bath. Thoughtfully designed with modern finishes and enhanced by a sense of brightness and calm, it offers the perfect space to unwind after a long day.



OUTDOOR OASIS

Outside, share a glass of fizz on the sun-soaked patio terrace, where, to one side, there is currently a hot tub, tucked away behind maturing small leaf laurel hedging, running around the perimeter of the plot. You can also soak up the sunshine in the peaceful courtyard, to the opposite side, a verdant oasis of peace and tranquillity.



OUT & ABOUT

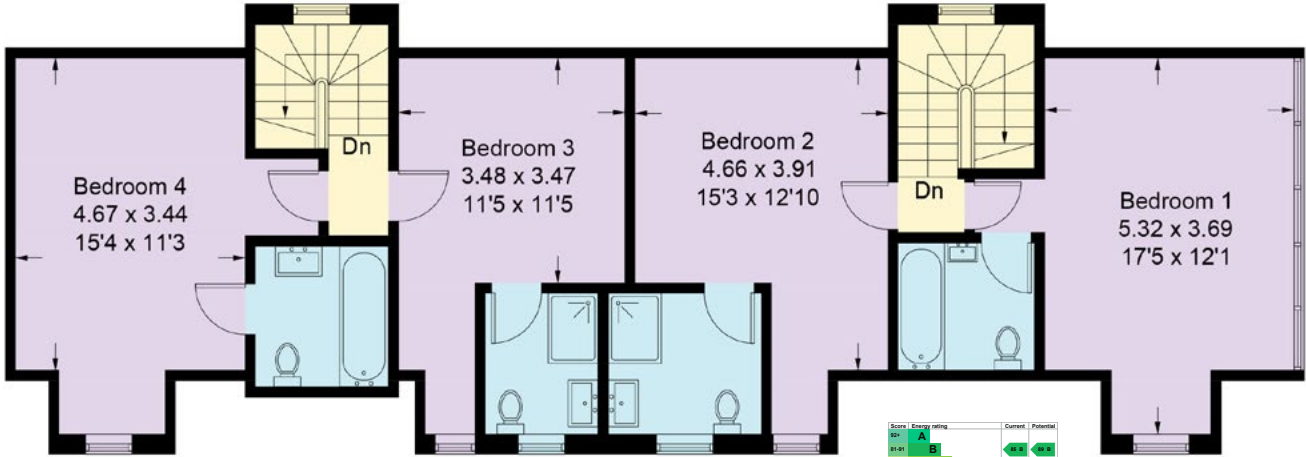
Ideally located for commuters, The Stables offers excellent transport links to the M1, A1, and East Midlands Airport, just 40 minutes away. Nestled near Berry Hill Park, it's a five-minute stroll to the park's impressive play area.

A short walk leads to Mansfield's historic market town, filled with bistros, bars, and restaurants, including Il Rosso, Ciao Bella, and No. 5 Bistro.

Supermarkets like Co-op and Sainsbury's are within a 10-minute drive, while independent stores and a cinema add to Mansfield's appeal. Families benefit from nearby Ofsted highly-rated schools, including Berry Hill and High Oakham Primaries and the independent Salterford and Saville House Schools.

FLOOR PLAN

Approximate Gross Internal Area = 216.8 sq m / 2334 sq ft. Illustration is for identification purposes only, Not to scale. Measurements are approximate.



First Floor



Ground Floor

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