

No.27 CHESTNUT
AVENUE



YOUR NEW HOME

Located on the leafy fringes of the peaceful and picturesque Nottinghamshire village of Ravenshead, discover versatile living in an architecturally unique home, on Chestnut Avenue. From Chapel Lane, pull onto Chestnut Avenue, where pleasant pastoral scenes present themselves out over the fields.

Arrive at the sloped driveway to the three-storey modernist facade of Chestnut Avenue, a late 1960s home by renowned architect David Shelley, infused with Scandi hygge. Approved plans allow for re-landscaping the front, adding off-street parking for two cars and a stepped terrace.



SCANDINAVIAN COMFORT WITH A MODERNIST TWIST

An eclectic home, centred around light, step through into the triple height entrance hall, where the minimalist, mid-century modern décor of the home reveals itself in the quarry tiled flooring, whitewashed brickwork and warm wooden ceilings. With views right through the home, there is an instant sense of connection and openness, belying the home's unassuming exterior. A spacious and sociable central hub, ahead, discover the music room, where light floods in through full height windows overlooking the garden.



LIGHT-FILLED LIVING

A spacious and sociable central hub, opening up from the music room lies the first of many bountiful bedrooms, with engineered wooden flooring underfoot and awash with light from the large window to the front. Fitted storage features in the built-in wardrobe.

Tucked off the rear of the music room, discover an inner hallway, providing access deeper into the home.

Modelling minimalist clean lines, arrive at the family bathroom off the inner hallway on the right, partitioned to provide separation between the main bathing area – furnished with bath containing overhead shower and wash basin – and the WC



ROOM FOR ALL

Continuing along the hallway, reach a spacious double bedroom on the right. Suffused in light, and brimming with fitted storage, large windows look out over the garden to the mature trees and countryside in the distance. Wood panelling to the ceiling evokes a welcome warmth and character, softening the refreshingly crisp minimalist design of the home.





THE MASTER SUITE

Back into the inner hallway and to the right, another bedroom currently serves as a dressing room, offering enchanting vistas out over the foliage fringed garden and to the countryside.

Across the hallway, seek sanctuary in the simplicity and spaciousness of the principal bedroom. Fitted wardrobes offer ample storage, keeping the main bedroom space clutter free. Windows provide views to the rear and side of the garden, to the outlying fields, with quirky radiators built in to the design of the sills below. Wake up to enchanting rural vistas.





VERSATILE SPACES

Back along the inner hallway, fitted cabinetry can be found for all your coats and shoes, before stepping up to the converted former garage, where to the right, lies a versatile room. Tiled underfoot, this large living space could serve well as a lounge, office or bountiful bedroom.

With direct access outdoors to the drive at the front, this room could be ideal for those seeking to run their own business from home, brimming with storage that could be as useful for paperwork as it is for clothes and accessories.



CULINARY DELIGHTS

Opposite this room, a large utility room also invites the potential to transform this area into living space for a dependent relative, with plumbing for a washing machine and dryer alongside space for a fridge freezer. A glazed door from here provides direct access out to the garden at the rear.

Almost an artwork in itself, the staircase wends its way up from the main entrance, offering views down over the music room and rising to the first-floor kitchen.



FEAST YOUR EYES

A sociable central hub, the curving central island is brimming with storage, and topped in gleaming granite. Storage is in abundance in the contemporary kitchen, with a pull-out pantry store and an array of appliances including a dishwasher, fridge, sink and original Aga, which has been serviced annually and provides the hot water for the home.



TIME TO RELAX

Flow out through a rear door and onto the terrace perfect for alfresco dining. Floating stairs lead up from the kitchen dining room to the main lounge, where elevated views through newly fitted aluminium windows capture the spectacular countryside surrounds.

Wood panelling to the vaulted ceiling and underfoot, combined with fresh white walls, evokes a sense of Scandi hygge, blending an airy lightness with warmth and welcome. Perch in the window seat to admire the views or snuggle up in front of the warmth from the incredible and unique fireplace.





SAVIOUR THE VIEWS

Outside, soak up the sunshine from the stunning elevated decked terrace, opening up off the expansive kitchen-dining room and simply designed for alfresco summer dining. An entertaining haven, with free-flowing spaces indoors, outdoors, savour the sublime views from this spacious decked level, overlooking the garden and countryside below.

On the lower level of garden, mainly laid to lawn, there is ample space for children to play on the large lawn, bordered by specimen trees and mature borders brimming with established planting. A haven for wildlife, listen to the sound of birdsong from both the lower lawn and elevated terrace.





ON YOUR DOORSTEP

Step outside and explore the scenic sites on your doorstep, with an abundance of walks available off Chapel Lane. Close by, stroll through the atmospheric pine copses and open heath of Blidworth Woods, nestled on the southern fringes of Sherwood Forest. Newstead Abbey Park, once home to the legendary Lord Byron, offers 800 acres of rambling parkland to be explored.

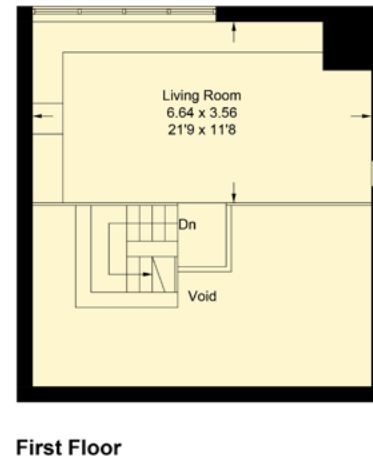
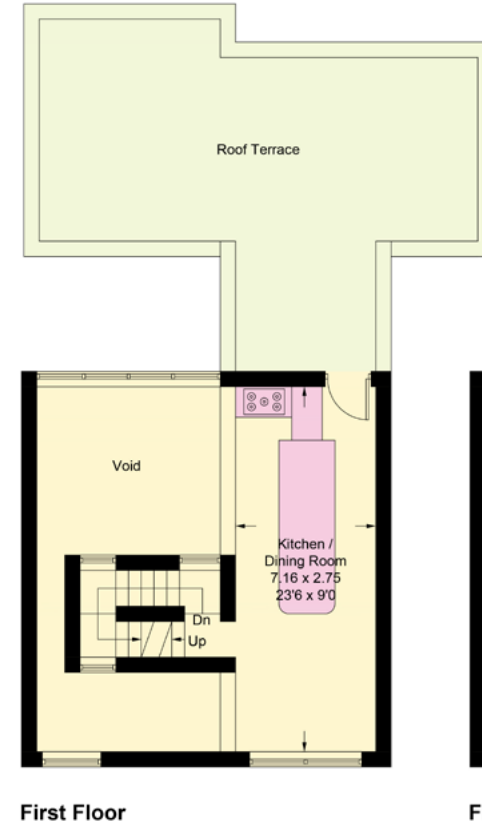
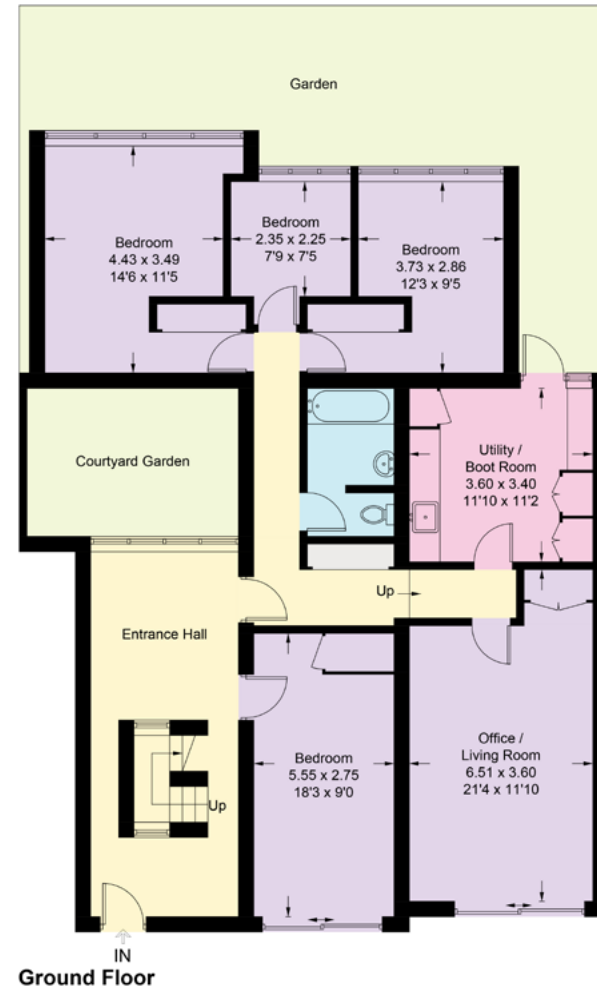
With plenty of space for all the family, Chestnut Avenue is conveniently close for a range of local schools including Abbey Gates and Ravenshead C of E Primary Schools, The Joseph Whittaker School, Nottingham High School and Trent College.

Head into Ravenshead and explore the array of amenities on the doorstep including Ravenshead Farm Shop, and a whole host of cafés, pubs and convenience stores alongside a dentist, doctors, accountants and solicitors. Close by, Mansfield offers an even wider selection of eateries and supermarkets.

Well-placed for access out and about, hop onto the A60 close by, whilst there is also rail access into London in around two hours from Nottingham Station.

Utterly unique, Chestnut Avenue is a light-filled, spacious and versatile home in a quiet setting, with all you need at your fingertips.





FLOOR PLAN

Approximate Gross Internal Area = 184.3 sq m / 1984 sq ft. (Excluding Void)

Illustration for identification purposes only.

Measurements are approximate.

Not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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