



THE GABLES





## AN IDYLIC SETTING

Set along one of Nottinghamshire's most desirable country lanes, The Gables captures the essence of refined rural living. Approached through double gates and along a sweeping driveway, the home enjoys complete privacy and a setting framed by manicured lawns and mature trees, extending to around one-third of an acre.

With open fields to both the front and rear, this is a home where every window frames a view, a place that feels peaceful, established, and deeply connected to nature.







## A WARM WELCOME

Step inside the spacious entrance hall where natural light pours in and a sense of calm pervades. This inviting space introduces the home's refined tone and thoughtful flow.

The hallway gives access to all the main ground floor rooms, including the lounge, snug, kitchen, and a ground floor study, each one designed to offer flexibility and comfort for modern family life.

To the left of the entrance, there's also a beautifully finished WC that doubles as a practical cloakroom, providing handy space for shoes, coats, and everyday essentials, the kind of well-planned detail that makes The Gables so effortless to live in.







## A SPACE TO UNWIND

Graceful and welcoming, the beautifully proportioned 26ft lounge is a space designed for both entertaining and everyday comfort. A feature stone-effect gas fireplace forms an elegant focal point, lending warmth and presence, while the integrated Bang & Olufsen sound system, complete with a wall-mounted CD player, sets the tone for relaxing evenings or lively gatherings with friends.

Dual-aspect windows allow natural light to drift through the space from morning to evening, enhancing the sense of openness and balance, while doors open into the adjoining snug. Generously scaled, the room easily accommodates a variety of seating arrangements, with the scale and layout to suit everything from a relaxed evening to hosting friends.







## CALM CONNECTIONS

Directly from the lounge, double doors also open into the conservatory, a calm, light-filled retreat designed for year-round enjoyment and supported by its own independent heating system. Wrapped in glazing and garden views, this inviting space is bathed in natural light throughout the day, with changing views across the grounds lending a quiet sense of rhythm to daily life.

Whether enjoyed as a peaceful corner for morning coffee, a place to pause with a book, or somewhere to unwind with a glass in hand as the sun lowers across the fields, the conservatory offers a seamless extension of the living space, gently blurring the boundary between indoors and out.







# DESIGNED FOR LIVING

The snug can be accessed either directly from the lounge or from the central hallway, making it a highly adaptable and well-connected space within the home. Filled with natural light and opening onto the rear garden through double patio doors, it offers a peaceful setting for quieter moments, creative pursuits or informal family use, with garden views providing a calming backdrop.



Returning to the hallway, the study sits to the front of the property, enjoying open views across the landscaped gardens and countryside beyond. Fitted cabinetry and shelving provide discreet storage and structure, allowing the room to remain both functional and visually composed.

Whether used for focused work, reading or quiet retreat, these spaces sit comfortably within the home's wider layout, allowing both rooms to work naturally within the home's overall layout.







## THE HEART OF THE HOME

At the centre of The Gables lies a beautifully crafted kitchen by Palmers of West Bridgford, a space that perfectly balances form and function, blending timeless design with everyday practicality. The kitchen is equipped with a suite of quality NEFF integrated appliances, including a microwave and combi oven, conventional oven, warming drawer, induction hob, Blanco extractor fan, and a filtered water tap, ensuring everything is at hand for both casual suppers and more indulgent entertaining.

The central island adds further functionality with additional storage and a sociable breakfast bar, perfect for morning coffee or relaxed conversation while cooking.







## FRAMED BY THE LANDSCAPE

From the kitchen window, views stretch across open farmland, a daily reminder of this home's privileged setting. In the adjoining garden room, the scenery takes centre stage, where large windows frame uninterrupted vistas over the gardens and fields beyond. It's not uncommon to see wild deer grazing or pheasants passing through, adding a touch of countryside magic to everyday life.

Wood-effect laminate flooring flows seamlessly through to the adjoining garden room, currently styled as a dining space, creating a natural sense of connection between the two areas. Every element has been thoughtfully designed, with an abundance of storage within the bespoke cabinetry and central island, offering both elegance and efficiency.







## FUNCTION MEETS FLEXIBILITY

From here, the layout flows into the utility room, fitted with extra storage, worktop space, and plumbing for both a washing machine and dryer, a well-planned zone for managing the practical side of daily life.

This area also provides side access to the property and a door through to the integral double garage, where half has been cleverly adapted as a gym, a versatile space ideal for fitness, hobbies, or additional storage.







## SANCTUARY OF SLEEP

Ascend the galleried landing to discover a calm and restful first floor, where soft light filters through and every view connects you to the surrounding landscape.

The principal suite is a beautifully composed retreat, generous in scale and calm in character, thoughtfully positioned to enjoy far-reaching views across the rear garden and the open countryside beyond. Natural light filters softly into the room, enhancing its sense of space, creating a bedroom that feels spacious, light and quietly comfortable.







## REFINED & RESTFUL

Along one wall, a run of fitted wardrobes provides extensive, well-considered storage, maintaining a clean and composed aesthetic while allowing the room to remain generous in scale. Beyond, a dedicated dressing area introduces a refined layer of everyday luxury, offering a calm and practical space in which to prepare for the day.

The en-suite continues this sense of considered design, beautifully appointed and fully tiled in a contemporary finish. An enclosed shower unit, vanity wash basin and WC are arranged with clarity and ease, creating a private space that balances comfort with understated style. Crisp surfaces, clean lines and thoughtful proportions lend the room a quietly luxurious feel.







## FLEXIBLE FAMILY SPACE

Bedroom Two is a generously proportioned double room, positioned to the rear of the home to enjoy views across the garden and open countryside beyond.

It offers ample space for a double bed alongside additional furnishings, with built-in storage ensuring the room remains uncluttered and composed. There is also space for a desk, making this an ideal guest suite or a comfortable bedroom for older children or teenagers.







## DESIGNED FOR DAILY LIFE

Bedroom Three sits to the front of the property, welcoming natural light and enjoying a pleasant outlook across the approach, with a layout that accommodates both fitted and freestanding furniture, it is a well-sized double room that can be styled to suit a variety of uses.

Also overlooking the front of the home, Bedroom Four offers a versatile and inviting setting, equally suited to a child's bedroom, nursery or a quiet home office.







## A REFINED AND INDULGENT SETTING

A generous family bathroom completes this level, finished to an exceptional standard and featuring a spa bath, separate shower, vanity wash basin, and WC. Spacious and serene, it's a haven for relaxation, blending function with a touch of indulgence.







## A SETTING OF PRIVACY AND SPACE

Step outside and feel the tranquillity unfold. The beautifully landscaped gardens that wrap around The Gables are a true extension of its living space, calm, private, and perfectly in tune with their countryside surroundings. To the front, the garden has been recently landscaped with an elegant new driveway and carefully designed surface water drainage, creating a smart and welcoming approach to the home.

Wrought-iron double gates open onto this sweeping entrance, providing ample parking and leading to the oversized double garage with electric doors, where one half is currently transformed into a gym.

To the rear, a series of sun terraces flow out from the garden room and conservatory, each designed to follow the light throughout the day, perfect for summer dining, morning coffee, or simply unwinding as the sun dips below the fields. Sweeping lawns stretch out beyond, framed by mature trees and well-stocked borders that bring colour and texture year-round. Every view invites you to pause and take in the serenity.







## GARDENS TO INSPIRE

Along the side of the home, there's a practical yet discreet area for additional storage, including a shed and small greenhouse, ideal for garden enthusiasts or those who love to keep things beautifully organised.

Beyond the boundary, open farmland stretches into the distance, where nature often comes calling, wild deer at dawn, pheasants in the hedgerows, and the gentle rhythm of the countryside ever-present. It's a private haven that feels effortlessly connected to the landscape beyond, a garden made for both living and lingering.

Elegant, light-filled, and perfectly in tune with its surroundings, The Gables captures the essence of modern country living. Thoughtfully designed inside and out, it offers space, calm, and effortless connection to nature. A place to gather, to unwind, and to savour the changing seasons, this is countryside living at its most refined.





# OUT AND ABOUT

Nestled in the heart of the Trent Valley, Hoveringham is a village that perfectly embodies the charm of English country life, peaceful, picturesque, and full of character.

A real highlight of the community is The Reindeer Inn, a truly unique village pub owned collectively by residents, a heartwarming scheme created to preserve this classic English institution for generations to come. It's a place where locals gather for relaxed drinks, home-cooked food, and the kind of conversation that only happens in a true village pub. Beyond the doorstep, the landscape invites exploration.

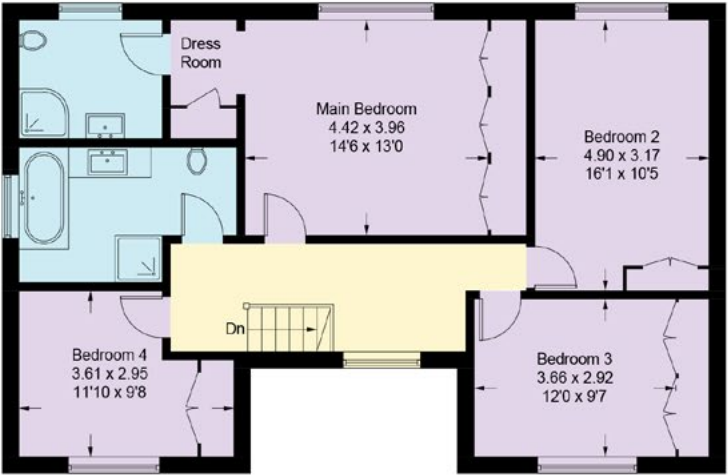
There are miles of scenic walks in and around the village, meandering along quiet lanes, through open farmland, and beside the tranquil waters of the River Trent. It's a setting that offers a slower pace of life, where every season brings a different beauty to enjoy.

Just a short drive away, the historic Minster town of Southwell offers a wealth of independent shops, cafés, and restaurants, along with its magnificent Minster and charming market square. For commuters, Nottingham and Newark are both within 20 minutes, with easy rail access to London in well under two hours.

Whether you're seeking a place to reconnect with nature, immerse yourself in a welcoming community, or enjoy easy access to the wider region, Hoveringham offers an exceptional lifestyle, timeless, authentic, and wonderfully balanced.



Ground Floor



First Floor

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