



**Plot 17 The Sherwood, Berry Hill Park View
Berry Hill Lane, Mansfield, Nottinghamshire,
NG18 4FH**

New Build £625,000
Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Stunning New Homes Development
- (x12) 2 Bedroom Apartments
- 5 Double Bedrooms & 4 Bath/Shower Rooms
- Open Plan Living/Dining Kitchen & Utility
- Wonderful Setting Opposite Berry Hill Hall
- (x8) 4 & 5 Bedroom Detached Houses
- Plot 17: 3 Storey Family Home 2504 Sq Ft
- Large 5.5m Wide Balcony to Master Bedroom
- Block Paved Driveway & Integral Garage
- South Facing Open Views Over Berry Hill Park

Berry Hill Park View and Park View Gardens offers a fabulous opportunity to own a fine, executive home or apartment in a wonderful location within close proximity to local amenities, the transport network and schooling of all ages.

Set in the historic and picturesque grounds of Berry Hill Hall dating back to c.1730, Berry Hill Park View and Park View Gardens have been creatively designed to a striking contemporary design to be sympathetic to the stunning facade of the Grade II Listed hall which has previously been tastefully converted into a range of luxury apartments.

Offering a range of only x8 stunning four and five bedroom homes together with only x12 two bedroom apartments, this prestigious and desirable development offers something for a wide range of prospective purchasers, from first time buyers, to upwardly mobile families looking for a statement home, to those looking for a relaxed retirement base with sufficient space to host family and friends.

The development enjoys expansive, south facing views across Berry Hill Park and sits adjacent to the re-imagined formal garden to Berry Hill Hall, which is to be lovingly restored to its former glory to be enjoyed by all residents as part of the overall re-development of this historic location.

Each property will be exceptionally well appointed to a high specification throughout with quality fixtures and fittings in keeping with such a prestigious development, together with a 10 year NHBC warranty. Purchasers reserving early will have the opportunity to place their own personal stamp on their future home with some choice of specification such as kitchen unit colours, tiling, floor coverings and decorative colours.

With reservations already being taken off plan and strong pre-marketing interest, early enquiry is strongly recommended to ensure your own interest in this unique and exclusive development is registered.

This exciting new development is in a fantastic location, just a short distance from Mansfield Town centre and within close proximity of many local amenities and excellent restaurants such as Il Rosso. It is a mere stone's throw from Berry Hill Park with all the outdoor recreation amenity this offers, and also benefits from ready access to other nearby recreational facilities, such as Bannatyne's Health Club & Spa. There is easy access to the national road network via the A38, M1 and A1, and a short drive to the thriving cities of

Derby and Nottingham. Whether you're looking to dine out, have a few drinks with friends, looking for active leisure pursuits or more sedate cultural activities, the area offers something for every taste.

PLOT 17 THE SHERWOOD

The Sherwood (plots 13, 15, 16 & 17) is the largest house type on the development, all south facing with open rear views over Berry Hill Park. The Sherwood boasts fantastic family living accommodation spanning over three floors extending to circa 2504 sq ft with five double bedrooms, four bath/shower rooms and two reception rooms.

The layout of living accommodation comprises an entrance hall, cloakroom/WC, study, lounge, substantial 31ft open plan family living/dining kitchen with 5m bi-folding doors leading out onto the south facing rear garden and a utility room. The first floor galleried landing leads to four double bedrooms, a large 5.5m wide balcony overlooking the south facing garden and Berry Hill Park beyond, two en suites and a family bathroom. A large fifth bedroom with an en suite bathroom and dressing area occupies the entire second floor which offers the best of the open views.

OUTSIDE

The Sherwood comes with landscaped front and rear gardens, a double width block paved driveway and an integral single garage with a remote controlled electric up and over door. Plot 17 occupies a large plot in the south west corner of the development with gardens to the front, side and rear of the property.

SPECIFICATION

- 10 year NHBC warranty.
- Marley Rivendale fibre cement slate roof tile – modern slate technology with the look of a natural slate.
- Balcony accessed from master bedroom.
- Internal engineered XL Joinery oak doors with Sesia ironmongery.
- Aluminium anthracite double glazed windows throughout.
- Fitted wardrobes to master bedroom.
- Bi-fold doors to main open plan living/dining area.
- Feature metal surrounds to key feature windows.
- Floating door canopy.
- Velux roof lights.
- Underfloor heating to ground floor.
- Underfloor heating to bathrooms.
- Luxury contemporary kitchens from Siematic.
- Feature kitchen island.
- Quartz worktops.
- Fully integrated Neff kitchen appliances: featuring a single oven, microwave oven combi, warming drawer, Bora Pura extractor hob, Neff wine cooler, Neff 50:50 fridge/freezer and Neff dishwasher.
- Zenuno under counter sink with Fontaine tap.

- Porcelanosa contemporary sanitaryware to bathrooms and en suites.
- Porcelanosa showers and taps.
- Quality Porcelanosa tiling to floors and walls in bathrooms and en suites.
- Brushed chrome sockets throughout.
- Remote controlled up and over electric garage door.
- Cat 6 cabling for internet.
- Recessed spotlights to main open plan dining/living area and bathrooms.
- Pendant light positions above kitchen island.
- Pendant lighting in all bedrooms.
- External feature wall lighting to front and rear.
- Smoke alarms.
- Patio in Talasey natural Indian sandstone.
- Block paved driveway.
- External tap.
- External power socket.
- Amtico flooring to primary open plan kitchen/living/dining area.
- Carpet to all other rooms and stairs (excluding bathrooms).

ENTRANCE HALL

15'3" x 6'6" (4.65m x 1.98m)

CLOAKROOM/WC

6'6" x 3'5" (1.98m x 1.04m)

STUDY

10'5" x 9'9" (3.18m x 2.97m)

LOUNGE

13'6" x 13'4" (4.11m x 4.06m)

OPEN PLAN LIVING/DINING KITCHEN

31'5" x 20'6" max (9.58m x 6.25m max)

UTILITY

9'3" x 5'7" (2.82m x 1.70m)

FIRST FLOOR GALLERIED LANDING

16'2" x 10'5" max (4.93m x 3.18m max)

MASTER BEDROOM 1

14'1" x 13'7" (4.29m x 4.14m)

BALCONY

18'0" x 3'11" (5.5m x 1.2m)

EN SUITE

8'6" x 5'0" (2.59m x 1.52m)

BEDROOM 2

13'7" x 13'4" (4.14m x 4.06m)

EN SUITE

9'8" x 6'5" (2.95m x 1.96m)

BEDROOM 3

14'4" x 10'3" (4.37m x 3.12m)

BEDROOM 4

12'4" x 9'9" (3.76m x 2.97m)

FAMILY BATHROOM

13'7" x 6'5" (4.14m x 1.96m)

SECOND FLOOR

BEDROOM 5

26'3" x 16'10" max (8.00m x 5.13m max)

DRESSING AREA

9'9" x 6'8" (2.97m x 2.03m)

EN SUITE BATHROOM

10'8" x 8'9" (3.25m x 2.67m)

INTEGRAL SINGLE GARAGE

19'6" x 9'3" (5.94m x 2.82m)

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.



1 GA_Elevations_Front
1:100



2 GA_Elevations_Side_01
1:100



3 GA_Elevations_Rear
1:100



4 GA_Elevation_Side_02
1:100

0m 20m 40m 60m 80m
Drawing Scale 1:100 @ A2





2 GA_Plan_01-First
1:100



4 GA_Plan_Roof
1:100



1 GA_Plan_00-Ground
1:100



3 GA_Plan_02-Second
1:100

Four Architects Limited (11613893)
Notes:
This drawing is copyright.
Do not scale dimensions from drawings.
All dimensions must be checked on site by contractor or suitable qualified individual.
Contractor to report any discrepancies, errors or omissions prior to commencing work.

Notes:

Project Title: Berry Hill Hall - House Type B2 (Plot 15)	Status: CONSTRUCTION
Location: Berry Hill Hall - MANSFIELD	Scale: 1 : 100
Drawing title: General-Arrangement_Plans	Date: 10-03-2023
Job Number: 21-018	Drawing Number: FA-DR-03-201
	Revision: C1



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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