



**Plot 16 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 16: 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.

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 16 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.

## SPECIFICATION

- Bi-fold doors to main open plan living/dining area.
- Feature metal surrounds to key feature windows.
- Floating door canopy.
- Velux roof lights.
- Luxury contemporary kitchens from Nobilia.
- Feature kitchen island.
- Quartz worktops.
- Integrated Neff appliances: featuring a single oven, microwave combi oven and warming drawer.
- Elica extractor hob, Bosch fridge/freezer and Bosch dishwasher.
- Porcelanosa contemporary sanitaryware to bathrooms and en suites.
- Porcelanosa showers and taps.
- Quality Porcelanosa tiling to floors and walls in bathrooms and en suites.
- Wardrobe to master bedroom.
- High quality aluminium windows.
- 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.
- Porcelain patio tiles.
- LVT 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**

18'1" x 3'11" (5.52m 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 07817-283-521.

### **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\_Elevation\_Side\_01  
1:100

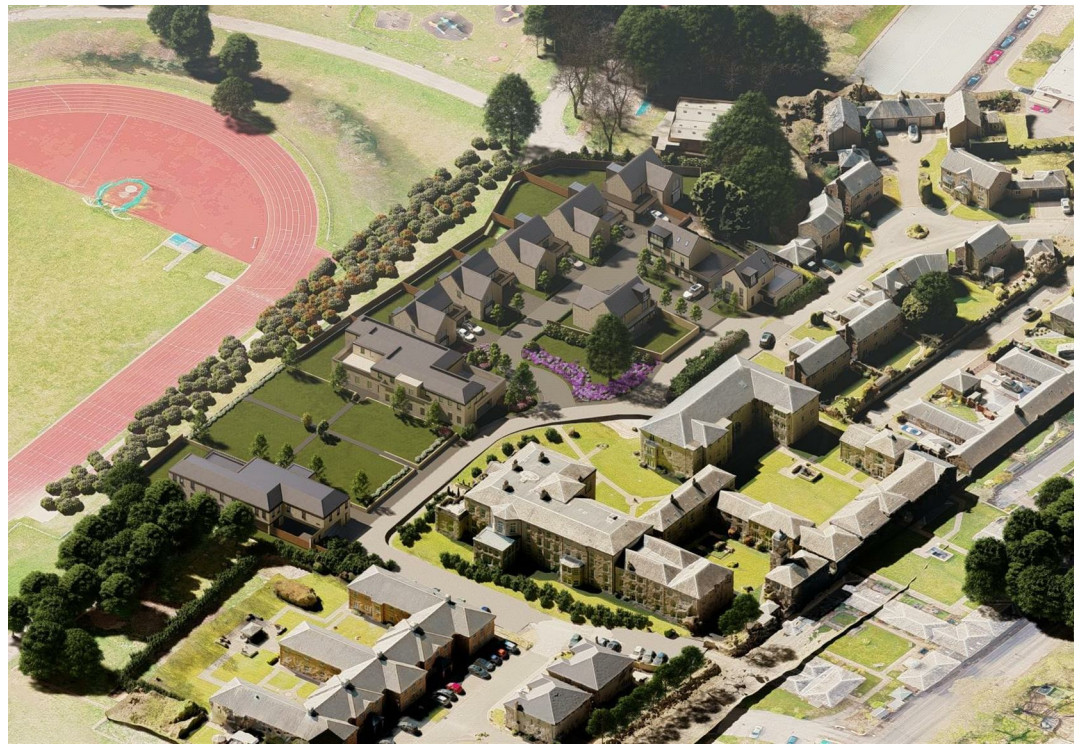
3 GA\_Elevation\_Rear  
1:100

4 GA\_Elevation\_Side\_02  
1:100

Scale: 0m 2m 4m 6m 8m  
Drawing Title: 1001\_01A2

Four Architects Limited (10010000) This drawing is copyright Four Architects Limited and is the property of Four Architects Limited. All dimensions must be checked on site by the contractor or architect's qualified contractor to report any discrepancies, which are not the responsibility of Four Architects Limited.	Name	Berry Hill Hall - House Type B2 (Plot 14) Berry Hill Hall - MANSFIELD General Arrangement Elevations	CONSTRUCTION	
			Project No: 1:100 Date: 10-03-2023	Drawing No: 21-018 FA-DR-03-301

**F** **Four**  
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**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

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Notes:  
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Contractor to report any discrepancies, errors or omissions prior to commencing work.

Notes:

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



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

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



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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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