

COXMOOR ROAD



AN EXCLUSIVE OPPORTUNITY TO CREATE SOMETHING EXCEPTIONAL

There are some homes that simply provide somewhere to live, and then there are those designed around an entirely different way of life. Occupying an elevated position along one of the area's most desirable residential roads, this exclusive opportunity on Coxmoor Road offers just two individual plots, each approaching half an acre and each with detailed planning consent for an exceptional contemporary home.

DESIGNED TO MAKE AN IMPRESSION

This is not simply an opportunity to purchase land.

It is the chance to create a home of genuine architectural presence, combining dramatic design, beautifully considered living spaces and impressive leisure accommodation with open south-facing views.

Whether your vision is to take control of your own self-build journey or to explore the possibility of a completed home through a managed build programme, Coxmoor Road offers the foundations for something genuinely special.

From the outset, the architecture has been conceived to feel distinctive. Strong contemporary gables, expansive glazing and vaulted internal spaces create homes that are both dramatic and beautifully connected to their setting, while their elevated position has been carefully used to introduce three levels of accommodation without compromising the relationship between the house, gardens and surrounding landscape.





A NEW PERSPECTIVE ON LIVING

Each property has its own private driveway, generous parking and detached double garage with additional storage, creating an impressive sense of arrival and the privacy expected from a home of this calibre.

Beyond the architecture, however, it is the way these homes have been designed to live that really sets them apart.



THE HEART OF THE HOME

At the centre of each design is a remarkable open-plan kitchen, dining and living space, conceived as the natural heart of the home. Generous proportions allow the room to be divided intuitively between cooking, dining and relaxing, with each area retaining its own identity while remaining effortlessly connected.



DESIGNED TO MAKE AN IMPRESSION

This considered sense of flow creates a space that adapts naturally to the pace of everyday life, yet has the scale and flexibility to accommodate larger gatherings and evenings spent entertaining.

Rather than simply looking towards the garden, the homes have been designed to embrace it, establishing a close connection between the living spaces and the landscape beyond.





AN ELEVATED OUTLOOK ACROSS THE LANDSCAPE

Large areas of glazing draw natural light and the surrounding outlook into the living space, while substantial south-facing balconies create a natural continuation outdoors. Generously proportioned, they provide an inviting setting for long summer lunches, evening drinks as the light begins to soften, or simply sitting back and enjoying the changing landscape beyond.

SPACE TO RELAX & UNWIND

A separate living room provides a more intimate retreat away from the main open-plan entertaining space. Generously proportioned yet with a more relaxed sense of enclosure, it offers somewhere to slow the pace, whether settling in for a quiet evening, spending time together as a family or simply enjoying a more peaceful corner of the home.





SPACE TO WORK, ROOM TO LIVE

A spacious dedicated home office provides a quieter setting for focused work, comfortably removed from the day-to-day activity elsewhere in the house while retaining the convenience of being under the same roof.

Beyond the main living areas, the same attention extends to the practicalities of daily life. Utility and boot rooms, cloakrooms, WC facilities and dedicated plant rooms are incorporated into the layouts, helping to keep the interiors uncluttered and organised. This balance of flexibility and functionality allows each property to respond naturally to the demands of modern family life.



SPACE TO SWITCH OFF

The lower-ground floors introduce another dimension entirely. Rather than treating this level as secondary accommodation, the designs create dedicated lifestyle spaces that would be difficult to replicate in a more conventional home.

A substantial home cinema and games room provides the perfect setting for film nights, entertaining or relaxed weekends at home, while a separate gym creates the opportunity for a completely private wellness space.



THE LEVEL OF POSSIBILITY

There is considerable scope here too. Subject to any necessary consents and design amendments, parts of the lower level could be adapted over time to provide guest or annexe accommodation, dedicated hobby rooms or additional recreational space, allowing its purpose to shift as requirements change.

This inherent adaptability gives the houses the freedom to evolve alongside the people who call them home.





FOUR PRIVATE BEDROOM SUITES

The first floors introduce a quieter, more private character, creating a natural transition away from the sociable spaces below. The architectural ambition continues upstairs. A dramatic galleried landing and double-height elements preserve the sense of volume established throughout the house, while vaulted spaces bring further height and character.

ELEVATED IN EVERY SENSE

Carefully positioned glazing draws natural light deep into the interior and frames views across the surrounding landscape, ensuring the journey between rooms feels every bit as considered as the spaces themselves.

Each home provides four generously proportioned bedrooms, all with their own en suite facilities. This arrangement gives every bedroom a greater sense of independence, offering family members and overnight guests their own private space without compromising the cohesion of the wider home.

Together, the generous proportions, individual bathrooms and separation from the main living areas give the first floor a distinctly restful quality, while retaining the architectural character that defines the house as a whole.

Within House Two, the principal bedroom also opens onto its own private balcony, providing an additional place from which to enjoy the setting.



A DISTINCTLY PRIVATE DOMAIN

The principal suites take the sense of privacy and comfort a step further, creating a more expansive setting within the first-floor accommodation. Generous bedroom proportions provide ample room to unwind, complemented by dedicated wardrobe space that keeps storage discreetly separate from the main sleeping area.





THE LUXURY OF PERSONAL SPACE

A substantial en-suite bathroom completes the arrangement, giving the suite a natural sense of progression from bedroom to dressing and bathing spaces.

Together, these elements create a distinctly private domain within the home, with the proportions, separation and level of amenity more closely associated with a thoughtfully appointed hotel suite than a conventional bedroom.



HOUSE ONE

Extending to approximately 4,208 sq ft, House One is the larger of the two designs and offers an impressive balance of statement architecture and highly considered accommodation. The principal open-plan kitchen and living space extends to approximately 55 sq m, complemented by a separate living room and home office.

cinema and games room, gym and supporting accommodation, creating a house that provides spaces for entertaining, working, exercising and switching off without compromising the main living areas.

A substantial detached double garage with additional storage completes the arrangement.

Upstairs, the principal bedroom is particularly impressive, alongside three further generous bedroom suites. The lower level introduces the home's

Available as a plot with the benefit of the existing detailed planning consent, with the opportunity to discuss a managed build route separately.



Basement



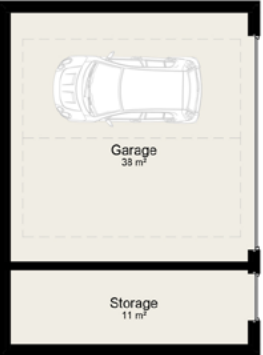
First Floor

FLOOR PLAN

Approximate Gross Internal Area = 390.93 sq m / 4208 sq ft.
Garage = 49 sq m / 527.43 sq ft. Total = 439.93 sq m / 4,735.37 sq ft.
Illustration for identification purposes only.
Measurements are approximate.
Not to scale.



Ground Floor



Garage

HOUSE TWO

House Two offers approximately 4,036 sq ft of beautifully balanced accommodation, with its own interpretation of the architectural concept. At its heart, an open-plan kitchen and living space extends to approximately 62 sq m, opening onto the south-facing balcony.

A separate living room, generous home office, utility and mud room complete the ground floor. Upstairs are four bedroom suites, including a superb principal suite with dressing space, en-suite facilities and private

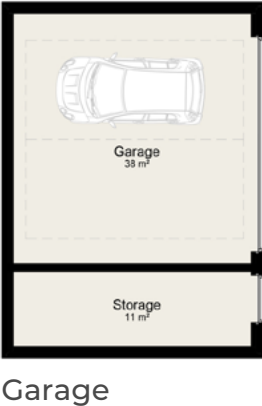
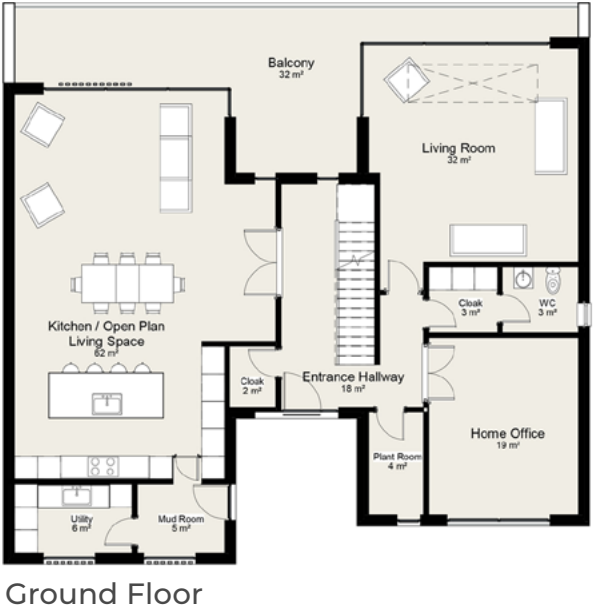
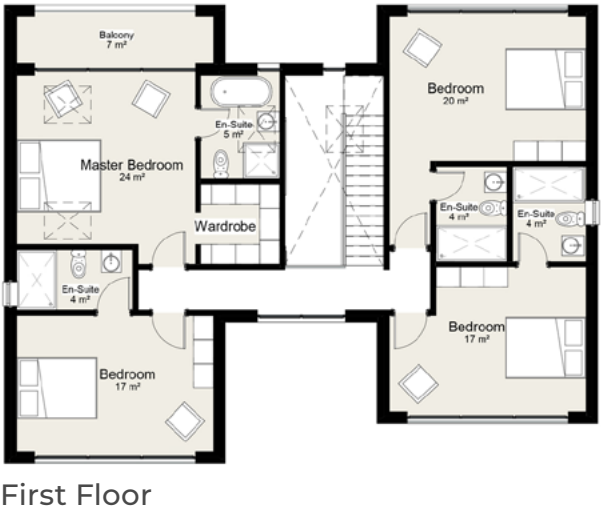
balcony. The lower level provides a cinema and games room, gym and additional ancillary accommodation, adding further scope for leisure and recreation. A detached double garage with storage sits alongside generous private parking.

Available as a plot with the benefit of the existing detailed planning consent, with the opportunity to discuss a managed build route separately.



FLOOR PLAN

Approximate Gross Internal Area = 347.9 sq m / 4036 sq ft.
Garage = 49 sq m / 527.43 sq ft. Total = 396.9 sq m / 4272.19 sq ft.
Illustration for identification purposes only.
Measurements are approximate.
Not to scale.



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OUTSIDE LIVING

The setting is fundamental to the appeal of both homes. Each occupies a generous individual plot approaching half an acre, allowing the architecture to sit comfortably within its surroundings rather than feeling constrained by them.

To the rear, substantial terraces and balconies have been positioned to take advantage of the southerly aspect before the gardens continue down towards the open landscape beyond. The result is a wonderful relationship between house and garden.

Morning coffee can be enjoyed on the balcony, summer entertaining can move between the kitchen and terrace, and quieter corners of the garden can be created for relaxing away from the house. As evening falls, the elevated setting and expansive glazing would allow the outlook to become part of the interior itself. This is outdoor space designed to be lived in rather than simply looked at.

A SETTING HARD TO MATCH

Occupying an elevated position on the southern side of Sutton-in-Ashfield, Coxmoor Road is known for its substantial individual homes, generous plots and open countryside setting. The development sits among established, high-value properties, with south-facing views to the rear and an attractive outlook towards Coxmoor Golf Club to the north.

Also nearby is Sherwood Observatory, located at one of Nottinghamshire's highest points. This local landmark is now home to a Planetarium and Science Centre, created within a former underground Victorian reservoir. Despite its open setting, Coxmoor Road is well connected. Sutton Parkway railway station is approximately 1.6 miles from the observatory, Mansfield is around three miles to the north, and both the A38 and M1 are readily accessible for commuting across the region.

Families have a good choice of nearby schools, including Salterford House School, Hollygirt School and Nottingham High School. Newstead Abbey, the ancestral home of Lord Byron, is also within easy reach. Located just off the A60, its historic house, parkland and gardens provide an attractive destination on the route towards Nottingham.



A DISTINCTLY PRIVATE DOMAIN

One of the defining qualities of this development is choice. For those who have always wanted to undertake their own project, each plot is available with the benefit of detailed planning permission already secured, removing one of the greatest uncertainties associated with beginning a self-build journey.

It offers the opportunity to take an established architectural concept and bring your own vision to its interior specification, finishes and final detailing. Alternatively, purchasers looking for the finished result without wanting to independently manage the construction process can explore the possibility of a structured design and build programme.

This creates the opportunity to enjoy much of the individuality associated with building your own home, while benefiting from a more managed route through the process.

Further information regarding build options, anticipated costs, specification and timescales is available separately.

PLANNING

Detailed planning consent was granted by Ashfield District Council on **19 September 2025**, under planning reference **V/2025/0370**, for the construction of the two substantial contemporary detached homes. Plans and associated planning documentation are available for inspection. Purchasers should satisfy themselves regarding all planning matters and any amendments they may wish to make to the approved scheme.

A Rare Chance To Start With A Blank Canvas, Without Starting From Scratch

Finding the right plot is often the most difficult part of creating an exceptional home. Finding one with space, outlook, architectural ambition and detailed planning permission already in place is rarer still.

Coxmoor Road brings those elements together. Two individual homes. Two generous plots. One remarkable opportunity to create a way of living entirely your own.



Presented By

Smith & Co.
e s t a t e s

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