



**Fox House Hill Road, Orston,  
Nottinghamshire, NG13 9ND**

**Guide Price £1,345,000**

**Tel: 01949 836678**

 **RICHARD  
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Contemporary Home
- Accommodation In Excess Of 3,500 Sq.Ft.
- Substantial Driveway & Double Garage
- 4 Reception Areas
- 2 Ensuites & Family Bathroom
- Completed Around The Year 2020
- Plot In The Region Of 1/3 Acre
- 4 Double Bedrooms
- Impressive Open Plan Living Kitchen
- Viewing Highly Recommended

An opportunity to purchase a stunning, individual, detached, contemporary home tucked away in a quiet backwater at the heart of this well regarded village and occupying a substantial plot which lies in excess of 1/3 of an acre. A sweeping gated driveway leads up to this impressive home which offers just in excess of 3,500 sq.ft. of internal accommodation.

Originally completed approximately five years ago the property is a truly individual detached home offering both contemporary and traditional elements, having attractive brick elevations beneath a pantiled roof behind which lies versatile living and a well thought out design which offers a great deal of flexibility in its layout.

The accommodation provides four main reception rooms including a spacious, open plan, living/dining kitchen which benefits from windows to three elevations including bifold doors leading out into the westerly facing garden. Leading off here is a superb reception area with vaulted ceiling and dual aspect linking into a useful utility. Two further receptions provide a more formal sitting room of generous proportions, again with access out into the garden, and a separate study/dining room with adjacent cloak room leading off a central hallway. An attractive contemporary glass and oak staircase rises to a first floor landing which would be large enough to accommodate a study area and gives access to four double bedrooms, two of which benefit from ensuite facilities, and a well proportioned family bathroom. A particularly impressive master suite has walk through dressing room and ensuite bath/shower room, the main room having a pitched ceiling and Juliette balcony into the rear garden.

The property benefits from contemporary double glazed windows, under floor heating to the ground floor, contemporary fixtures and fittings and neutral decoration creating a delightful home.

As well as the internal accommodation the property occupies a fantastic plot, generous by modern standards, accessed off a private driveway shared with only one other dwelling which, in turn, leads to a substantial gated driveway providing a considerable level of off road parking as well as an attached double garage. Gardens run to all sides and are well screened, offering a good degree of privacy and benefitting from a south to westerly rear aspect.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

## ORSTON

The Conservation village of Orston has a highly regarded primary school, public house and riding school/livery yard and is located just off the A52 between the market town of Bingham and the village of Bottesford where there are further amenities including secondary schooling, shops and restaurants, doctors and dentists. The village is convenient for the A52 and A46 providing good access to the cities of Nottingham and Leicester. There is a railway station just outside the village linking to Grantham and Nottingham and from Grantham there is a high speed train to King's Cross in just over an hour.

AN ALUMINIUM CONTEMPORARY ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

### INITIAL ENCLOSED PORCH

8'8" x 6'10" (2.64m x 2.08m)

An attractive initial vestibule having pitched, high vaulted ceiling with full height double glazed side lights, attractive tiled floor, ample cloaks hanging space and further double glazed interior door leading through into:

### MAIN ENTRANCE HALL

20'4" max x 20'7" into stairwell (6.20m max x 6.27m into stairwell)

A well proportioned initial entrance hall flooded with light having double glazed windows to the front and rear, the focal point being attractive contemporary glass and oak staircase with half landing, deep oak skirtings and useful under stairs storage cupboard beneath. In turn an open doorway leads through into:

### OPEN PLAN L SHAPED LIVING/DINING KITCHEN

27'7" x 19'5" (8.41m x 5.92m)

A fantastic, well proportioned open plan space which provides both a living and dining area and leads through into a further vaulted reception space giving windows to two elevations including two runs of double glazed aluminium double glazed doors leading out into the rear garden. The initial kitchen area is beautifully appointed with a generous range of contemporary units providing an excellent level of storage, having two runs of granite preparation surfaces including a large central island unit which provides a fantastic working area as well as integral breakfast bar for informal dining. The main run of work surfaces has an undermounted Franke sink unit with black brush metal boiling tap and granite upstands. Further high quality integrated appliances by Miele include double oven, induction hob and downdraft filter, combination microwave, steam oven, coffee machine, fridge, freezer and concealed under counter dishwasher. The kitchen area in turn leads through to a reception space with a dual aspect, having bifold doors into the garden and a large open doorway leading through into:

### FAMILY/GAMES AREA

14'11" x 13'5" (4.55m x 4.09m)

A fantastic space creating a great deal of versatility, having high vaulted ceiling with inset skylights to two elevations as well as sliding double glazed doors to both front and rear flooding this area with light and a further door leading through into:

### UTILITY ROOM

13' x 7'9" (3.96m x 2.36m)

A well proportioned utility room fitted with a range of contemporary units, having L shaped work surfaces, inset stainless steel sink and drain unit, plumbing for washing machine, space for tumble dryer, double glazed window to the rear and exterior door to the front.

RETURNING TO THE MAIN ENTRANCE HALL FURTHER DOORS LEAD TO:

### WALK IN PANTRY

12'11" x 5'8" (3.94m x 1.73m)

A generous space lying adjacent to the kitchen creating a wonderful level of storage, having fitted shelving, base units, U shaped configuration of work surfaces, space for further free standing appliance and double glazed window to the rear.

### DINING ROOM

15' x 13'7" (4.57m x 4.14m)

A versatile reception currently utilised as formal dining but alternatively would make a further sitting room or snug, having double glazed windows to two elevations.

### SITTING ROOM

19'11" x 20'4" (6.07m x 6.20m)

A well proportioned reception benefitting from windows to three elevations including a run of bifold doors leading out into the rear garden.

### GROUND FLOOR CLOAK ROOM

7'9" x 6'2" (2.36m x 1.88m)

A well proportioned space having a contemporary suite comprising vanity unit with washbasin with matt black mixer tap and WC with concealed cistern and double glazed window.

RETURNING TO THE MAIN ENTRANCE HALL AN ATTRACTIVE GLASS AND OAK STAIRCASE RISES TO:

### FIRST FLOOR LANDING

35'4" max x 10'2" max (10.77m max x 3.10m max)

A well proportioned space which would be large enough to accommodate a seating or study area, having pitched ceiling with both inset skylights and dormer window, large built in airing cupboard which also houses the pressurised hot water system and, in turn, further doors leading to:

### MASTER SUITE

A fantastic well proportioned suite which offers around 400 sq.ft. of floor area comprising initial walk through dressing room, ensuite facilities and double bedroom.

### WALK THROUGH DRESSING AREA

7'6" x 7'5" (2.29m x 2.26m)

Having integrated furniture with dressing table, adjacent drawer and shelved units, 3/4 high wardrobe, further door into the ensuite and an open doorway leading through into:

### BEDROOM

17'11" (1'10" for wardrobes) x 12'6" (5.46m (0.56m for wardrobes) x 3.81m)

A well proportioned double bedroom having a south westerly aspect into the rear garden with Juliette balcony and bifold doors flooding this area with light, attractive part pitched ceiling and integrated wardrobes running the full length of the room.

### ENSUITE BATH/SHOWER ROOM

12'3" x 7'7" (3.73m x 2.31m)

A well proportioned space tastefully appointed with a contemporary suite comprising large walk in double length shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, double ended bath set in a tiled surround, close coupled WC with concealed cistern and vanity unit with inset washbasin, contemporary tiled splash backs and floor, towel radiator, shaver point, LED mirror and double glazed window.

### BEDROOM 2

14'10" x 13'9" (4.52m x 4.19m)

A further well proportioned double bedroom also benefitting from ensuite facilities, having a run of fitted wardrobes, double glazed window to the front and a further door leading through into:

### ENSUITE SHOWER ROOM

10'7" x 5'10" (3.23m x 1.78m)

A well proportioned space having a contemporary suite comprising large double width shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, WC with concealed cistern and vanity unit with inset washbasin and tiled splash backs, pitched ceiling with inset skylight, contemporary towel radiator, shaver point and LED mirror.

### BEDROOM 3

20' x 12'6" (6.10m x 3.81m)

A further well proportioned double bedroom having attractive part pitched ceiling, a run of wardrobes and double glazed window with a south westerly aspect into the rear garden.

### BEDROOM 4

13'2" x 12'6" (4.01m x 3.81m)

Again a double bedroom having a south westerly aspect into the garden and access to loft space above.

## **FAMILY BATHROOM**

13' x 8'2" (3.96m x 2.49m)

A well proportioned space having a contemporary suite comprising large double length shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, double ended bath set in tiled surround, WC with concealed cistern and vanity unit with inset washbasin and tiled splash backs, LED mirror, shaver point, contemporary towel radiator and part pitched ceiling with inset skylights.

## **EXTERIOR**

The property occupies a delightful established plot tucked away in a quiet backwater, located in a secluded position with electric gate access leading onto a substantial driveway providing a considerable level of off road parking. The driveway, in turn, leads to the attached brick and pantiled double garage. The frontage is landscaped for relatively low maintenance living and maximising off road parking and does have established borders to the front. The rear and side gardens provide a secluded space which benefits from a south to westerly aspect having a large paved terrace providing a fantastic outdoor space which links back, via bifold doors, into the living area of the kitchen. The remainder of the garden is laid to lawn with a selection of established trees and shrubs and secluded by a post and rail and hedged perimeter. In addition there is various outdoor lighting, weather proofed sockets and cold water tap.

## **DOUBLE GARAGE**

21'7" wide x 19'2" deep (6.58m wide x 5.84m deep)

Having electric sectional up and over door, power and light and courtesy door and double glazed window to the rear. The garage also houses the Worcester Bosch central heating boiler and having electric car charging point and access to loft space above.

## **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band G

## **TENURE**

Freehold

## **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

## **ADDITIONAL NOTES**

We are informed the property is on mains gas, electric and water (information taken from Energy performance certificate and/or vendor).

The property is located within the village conservation area.

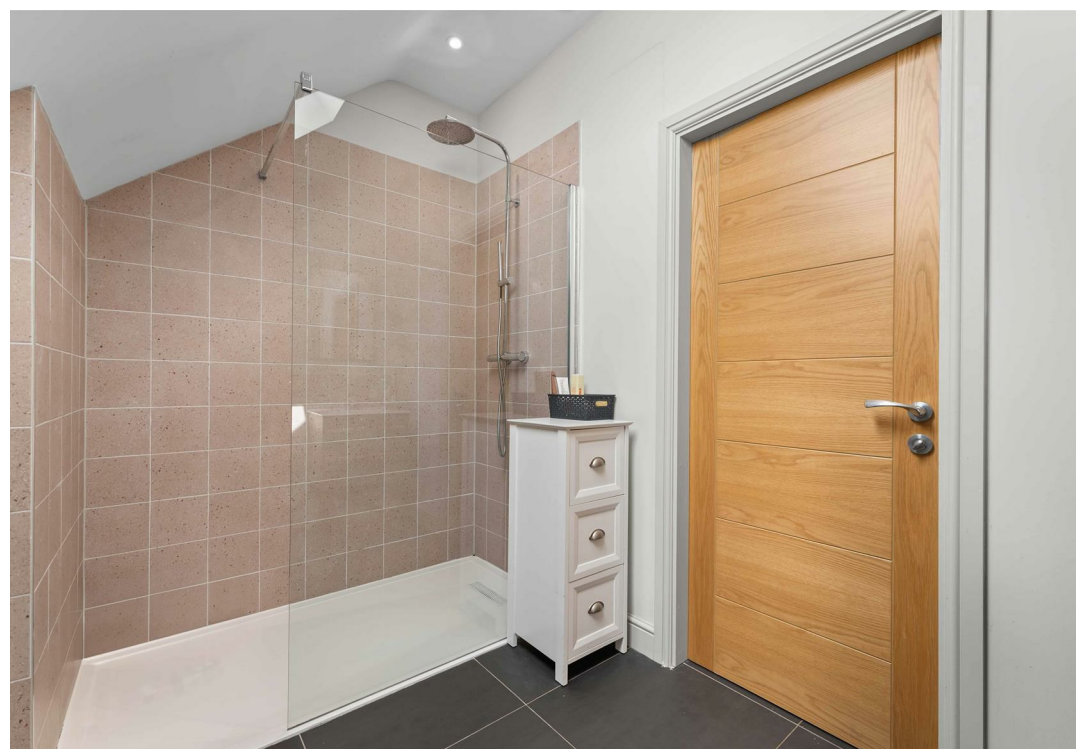
The initial driveway off Hill Road is owned by the adjacent dwelling, with a right of way leading onto the private driveway of Fox House















GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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		
	85	89
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		
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.*

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