



GREENACRES

LAMBLEY ROAD LOWDHAM NOTTINGHAMSHIRE NG14 7AY

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



GREENACRES

Greenacres is a substantial detached four-bedroom country property of an exceptionally high calibre on the outskirts of Lowdham village, with private rural aspects and views toward the ancient village church. In our considered opinion this is one of the best examples of a contemporary country property with equestrian, leisure, and entertainment amenities we have seen in recent times.

Viewing of this absolutely 'one off' home is without doubt essential to fully appreciate the many attributes and features on offer which compliment discerning luxury living, lifestyle and equestrian requirements perfectly. The property is available with early possession for the ready and able purchaser.

LOWDHAM

Lowdham is a thriving village offering a useful range of amenities, with several village shops including a Co-op supermarket, a Post Office, an excellent bookshop, a pharmacy and the Jubilee Park Medical Centre.

In turn, Lowdham has an excellent primary school, rated Outstanding by Ofsted, with football, cricket and tennis clubs, several village inns and direct road - rail access along the Trent Valley into Nottingham centre.

The thriving Minster town of Southwell offers a wider range of retail amenities, professional services and a sports centre, and Southwell schooling is of a renowned standard.



MILEAGES

BINGHAM	6 miles
SOUTHWELL	7 miles
NOTTINGHAM	9 miles
NEWARK	14 miles
GRANTHAM	21 miles
LEICESTER	30 miles
LINCOLN	33 miles

EAST MIDLANDS AIRPORT	27 miles
SHEFFIELD ROBIN HOOD AIRPORT	36 miles

PRICE GUIDE: £1,375,000

GROUND FLOOR

Gabled Oak Framed Entrance Porch

Contemporary five lever entrance door. Integrated bench seating - storage. Contemporary graphite finish radiator. Sealed unit double glazed five lever inner entrance door to:

Fine Central Staircase Hall

Striking glass balustraded staircase rising to first floor landing above. Corniced ceiling. High grade wood grain effect flooring.

Stunning Ground Floor Bathroom/Cloakroom

Beautifully appointed high grade contemporary white suite comprising a large jacuzzi bath with waterfall tap, stunning corner shower with glass enclosure, cabinet quality washstand with two circular ceramic wash basins with chrome mixer taps and mirror lights above. Full wall tiling. Integrated television. Thermostatically controlled underfloor heating.

Magnificent Open Plan Contemporary Kitchen/Breakfast Room/Day Room

8.70m x 7.60m (28'6" x 25'0")

Beautifully appointed with a range of contemporary cabinets with brushed steel furniture complemented by polished quartz countertops. Matching culinary island - breakfast bar. High grade integrated appliances comprise two Fisher and Pikel American style ice maker refrigerators, Fisher and Pikel twins sliding cabinet dishwasher, AEG coffee station and microwave oven and a fitted Smeg dual fuel range cooker with extraction canopy above. Integrated double Caple wine fridges. Recessed ceiling lighting. High grade floor tiling.

Laundry/Utility Room

Offering a rear access point and access to a stunning raised sun deck overlooking the rear garden. Fitted range of cabinets matching the main kitchen installation. Fitted Samsung automatic washing machine and LG tumble dryer.



Remarkable Open Plan Living Room/Entertainment Area

10.60m x 6.70m (34'6" x 22'0")

A stunning double reception room of magnificent proportions with an inglenook style fireplace serving as a focal point to the room - fitted log burning stove set to a raised tiled hearth. The room comprises an inner seating/relaxation area and links in open plan to an outer sun lounge with bi-folding doors connecting to a west facing terrace overlooking the adjacent paddocks and menage.



Superb Conservatory/Garden Room 6.75m x 4.30m (22'0" x 14'0")

A large scale traditional garden room/conservatory with high open vaulted double glazed roof lines and sealed unit double glazed window sections on three sides with stained glass detailing and French doors connecting to the previously described sun deck and lower gardens and entertainment areas.

Note: this room can be used all year round and has three high capacity central heating radiators. A doorway from the main entertainment area connects to:

Private Study 4.80m x 1.85m (15'9" x 6'0")

Cinema Room 5.65m x 5.00m (18'6" x 16'3")

A fabulous bespoke private cinema with integrated screen speaker system and projection system fully commissioned and ready for immediate use. This fabulous room incorporates a mood lighting system with star light ceiling feature.

Ground Floor Bedroom Four 3.45m x 3.45m (11'3" x 11'3")

Range of high grade built in bedroom furniture. Sealed unit double glazed bay window to front aspect. High coved ceiling.



FIRST FLOOR

Landing

Having open vaulted ceiling lines – Velux sealed unit double glazed roof lights creating excellent natural lighting.

Exquisite Primary Bedroom Suite One

9.90m x 6.60m (32'6" x 21'6")

A truly remarkable main bedroom arrangement offering a stunning large scale bedroom beautifully appointed with a range of high grade natural wood bedroom furniture providing an extensive range of cabinet quality units extending to a private dressing area. Concealed integrated central flat screen TV/media wall. Integrated headboard and bedside drawer cabinets. Air conditioning arrangement. Recessed ceiling lighting and boxed ceiling design with recessed lighting.

Luxurious Bathroom En Suite – fully tiled

Large rectangular Porcelanosa jacuzzi style double bath, striking contemporary washstand with square wash basin and cascading mixer tap, walk-in corner double shower cubicle with large overhead rain shower and glass screen enclosure at a low flush wc.

Interesting vaulted ceiling lines, circular leaded porthole window and a Velux double glazed roof light create interesting design features to this sumptuously appointed bathroom/shower room.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

Bedroom Two – vaulted ceiling lines
5.30m x 4.75m (17'3" x 15'6")
maximum dimensions

Range of built in bedroom furniture and central dressing table fixture.
Sealed unit double glazed west window overlooking the adjacent paddock
land. Recessed ceiling lighting.

Bedroom Three

4.80m x 4.20m (15'9" x 13'9")

A superb bedroom with full room width bi-fold doors opening to a Juliet
balcony overlooking the delightful formal gardens to the rear with the spire
church of Lowdham Church in the near distance – a rather special outlook.
Recessed internal dressing area. Recessed ceiling lighting.

Luxury House Shower Room - fully tiled

Large walk in double shower cubicle with overhead rain shower and
separate hand shower, wall mounted semi circular wash hand basin and a
low flush wc.



IMMACULATELY MANAGED FORMAL GARDENS, PADDOCKS AND EQUESTRIAN AMENITY

Greenacres is approached from Lambley Road through an imposing remote controlled ornamental brick pillared gated entrance, beyond which there is an extensive brick paved parking court with a central water feature providing superb car standing and turning facilities, access to the main paddock and detached triple garage.

Detached Triple Garage

6.60m x 6.25m (21'6" x 20'6")

plus

6.25m x 3.20m (20'6" x 10'6")

Having three remote controlled up and over access doors and comprising a main double garage and separate single garage arrangement with useful attic storage space above - Slingsby ladder door access. Light and power facility and external courtesy lighting.

FORMAL GARDENS – OUTDOOR ENTERTAINMENT

Expansive lawns extend away from the rear elevation and decked terrace, with densely stocked shrubbery gardens and mature hedgerow boundaries together with coniferous screening and tree planting creating a structure to the extensive gardens, which are bounded by Cocker Beck, and the exterior is unquestionably well perfectly set up for entertaining and recreation. The gardens extend to rear side and front of the property.

A raised sun deck opens out from the rear of Greenacres offering a wonderful vantage point over the gardens with stepped access down to the entertainment complex described below. Lower-level circular terrace – seating area and small water feature.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

Log Cabin – Home Office – Garden Entertainment Complex

A first class high grade garden building which will be suited to a variety of uses comprising three spacious rooms, the central larger room being a particularly attractive feature with an open vaulted ceiling, stylish log burning stove, electric panel heating and wiring for audio visual entertainment, with each room having high grade bi-fold doors opening out on to the garden, complimented by a covered central seating area beneath the main roof canopy.

Party Barn – Further Log Cabin

Large Garden Store Shed

Usefully there are multiple outside water points and comprehensive exterior lighting.

EQUESTRIAN FACILITY – AMERICAN STABLE YARD – GRASS PADDOCKS AND MENAGE

An important feature of the sale is the equestrian amenity which is without question as good as we have seen in recent times and will certainly resonate with the serious equine enthusiasts.

American Stables

The American stable yard with, with a central walkway, four magnificent well-ventilated Bradmore loose boxes, a tack room and feedstore is certainly fit for purpose. Constructed in facing brickwork beneath a tiled roof with a central clock tower – weather vane feature, the structure compliments the well managed grass paddocks and rural setting well. The stables look over overlooking the grass paddocks and immediately adjacent menage in a westerly direction.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

All main services are available. Gas fired central heating. Sealed unit double glazing. Security system includes CCTV.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

Environmental Considerations

We are advised that the property has not flooded in its history nor within the last five years with a low risk rating on the advisory .gov.uk website.

Available Broadband

Basic 16 Mbps / Superfast 53 Mbps
Ultrafast 1800 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ● Vodafone - ●

EE - ● Three - ●

✓ = Good ● = Variable X = Poor

LOCAL AUTHORITY

Council Tax Band F

Newark & Sherwood District Council

Castle House, Great North Road

Newark on Trent,

Nottinghamshire NG24 1BY

www.newark-sherwooddc.gov.uk

Tel: 01636 650 000

TENURE

We understand the property is freehold.

VIEWING ARRANGEMENTS

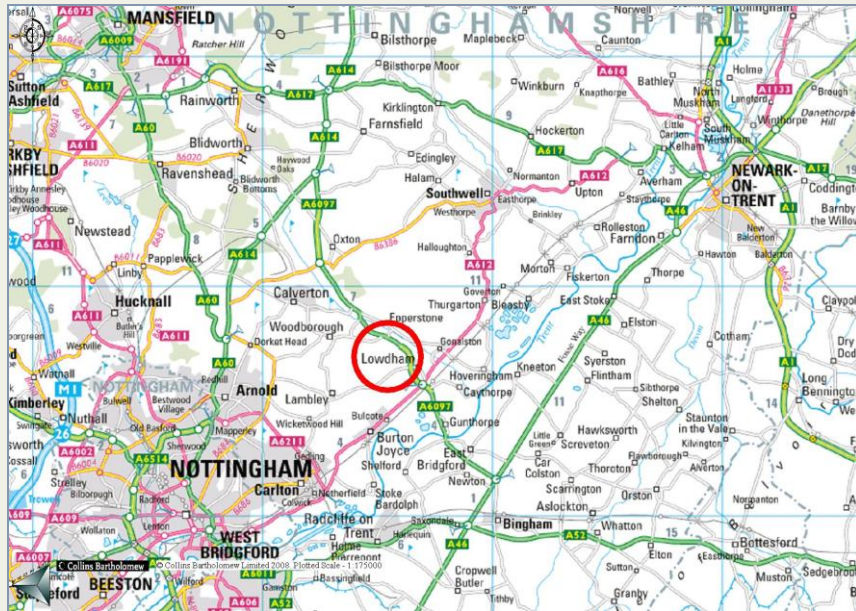
If you are interested in Greenacres and would like to arrange a viewing, please contact us on 01636 815544

www.smithandpartners.co.uk

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS - C

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 9635-8428-5500-0673-3206

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Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.





SMITH & PARTNERS
LAND & ESTATE AGENTS

16 MARKET PLACE SOUTHWELL NOTTINGHAMSHIRE NG25 0HE

01636 815544 sales@smithandpartners.co.uk

TD5683



www.smithandpartners.co.uk

