



**Meadow View Bleasby Road, Thurgarton,  
Nottingham, NG14 7FW**

**£875,000**

**Tel: 01636 816200**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- An Impressive Detached Home of • Constructed C.2013  
Approximately 3000 sq ft
- Stunning Open Plan Living Dining Kitchen
- Useful Utility Room, Boot Room, GF W/C
- Two En-Suites & Four-Piece Family Bathroom
- Gated Driveway and Double Garage
- Three Large Reception Rooms
- Five Generous Double Bedrooms
- Beautifully Landscaped Plot of 0.23 Acres
- Lovely Open Views to the Rear

Constructed in 2013 to an exceptional standard and designed in an attractive cottage style in keeping with this charming conservation village, Meadow View is an impressive and substantial detached residence extending to approximately 3,000 sq ft of beautifully appointed accommodation.

Occupying a prime position within a generous plot, the property offers a superbly balanced living space perfectly suited to modern family life. At the heart of the home lies a stunning open-plan living/dining kitchen, fitted with a range of high-quality appliances and thoughtfully designed to create a stylish yet highly functional space. Bathed in natural light, this impressive room features bi-fold doors that seamlessly connect the indoors with the rear garden, ideal for both everyday living and entertaining.

The ground floor also offers three large reception rooms, including a lovely dual-aspect lounge with a feature log burner and French doors opening onto the garden, creating a warm and inviting atmosphere. Practicality is equally well considered, with a separate utility room, a well-equipped boot room, and a ground floor WC.

To the first floor, the sense of space and quality continues with five superbly proportioned double bedrooms. The principal suite is particularly impressive, featuring a luxurious walk-in dressing room, a spacious en-suite, and French doors opening onto a Juliet balcony that enjoys attractive rural views. A second bedroom also benefits from its own en-suite, while the remaining bedrooms are served by a large and well-appointed family bathroom.

Approached via electric gates, the home offers ample parking alongside a detached brick-built garage. The grounds extend to approximately 0.23 acres and have been thoughtfully landscaped to provide a mature and private setting, complemented by a desirable south-easterly aspect and uninterrupted open views to the rear.

A truly outstanding home combining style, space, and setting - Meadow View represents a rare opportunity to acquire a property of this calibre. Early viewing is strongly advised.

## ACCOMMODATION

A solid panelled entrance door leads into the entrance hall.

### ENTRANCE HALL

With Karndean composite oak effect flooring and an oak balustraded and spindled staircase

rising to the first floor. Spotlights to the ceiling, underfloor heating and a useful understairs storage cupboard plus doors to rooms including glazed double doors into the lounge.

### LOUNGE

A fantastic triple aspect reception room with double glazed windows to both the front and side elevations and double glazed French doors leading onto the rear garden. Underfloor heating and a feature fireplace with a slate tiled hearth and timber mantel housing a floor-standing log burner.

### OPEN PLAN LIVING STYLE DINING KITCHEN

A stunning open-plan living/dining kitchen positioned to the rear of the property, forming the true heart of the home and designed with both style and functionality in mind. Flooded with natural light, the space features inset ceiling spotlights, double glazed windows to the side aspects, and an impressive span of bi-fold doors opening seamlessly onto the rear garden, creating an exceptional indoor-outdoor living experience.

The room is finished with tiled flooring complemented by underfloor heating throughout, enhancing both comfort and practicality. The kitchen itself is beautifully appointed with a stylish range of contemporary base and wall cabinetry, finished with granite worktops and matching upstands, offering a sleek and sophisticated aesthetic.

A high-specification suite of integrated appliances includes a Neff oven, accompanied by a combination microwave oven and warming drawer, alongside a full-height integrated freezer and separate refrigerator. Further features include a five-zone induction hob with extractor hood over, an integrated wine rack, and a Bosch dishwasher.

Completing the space is an undermounted 1.5 bowl stainless steel sink with a contemporary spray-hose mixer tap, perfectly positioned to complement the overall design of this exceptional kitchen.

### UTILITY ROOM

A useful space adjacent to the kitchen with tiled flooring, spotlights to the ceiling, extractor fan and a double glazed window to the rear aspect. Fitted with a range of base units with granite effect rolled edge worktops and tiled splashbacks, an inset ceramic single bowl sink with mixer tap and space beneath the worktops for appliances including plumbing for a washing machine. There is a useful built-in cupboard providing storage and also housing the manifold for the underfloor heating.

### BOOT ROOM

With tiled flooring, a part glazed door to the outside and providing useful additional storage space whilst also housing the Worcester central heating boiler.

### GROUND FLOOR CLOAKROOM

Fitted with a modern two piece cloakroom suite including a back-to-wall toilet and a vanity wash basin with mixer tap and cupboards below. Tiling to the walls, spotlights and extractor fan to the ceiling, tiled flooring with underfloor heating.

### **FAMILY ROOM**

A versatile reception space with Karndean composite oak effect flooring and underfloor heating plus a double glazed window to the front aspect.

### **HOME OFFICE/SNUG**

Another versatile reception room with Karndean composite oak effect flooring and a double glazed window to the front aspect.

### **FIRST FLOOR LANDING**

A large landing with spotlights to the ceiling, a contemporary style vertical column radiator, a built-in cupboard for storage and a double airing cupboard housing the hot water cylinder and providing slatted shelving. There are spotlights to the ceiling, access hatch to the roof space and doors to bedrooms including into the principal bedroom.

### **PRINCIPAL BEDROOM**

A fantastic double bedroom with two central heating radiators, spotlights to the ceiling, access hatch to the roof space and double glazed double French doors to a Juliet balcony overlooking the gardens and fields beyond. There is a large walk-in dressing room with shelving and a fixed hanging system with drawers below.

### **EN-SUITE BATHROOM**

A fantastic en-suite bathroom fitted with a contemporary suite including a low profile shower tray with fixed glazed screen and mains fed rainfall shower with additional spray hose. There is a Duravit floating double vanity wash basin with mixer taps and a back-to-wall toilet plus tiled flooring with under-floor heating, fully tiled walls, an anthracite towel radiator, extractor fan, spotlights and a double glazed obscured window to the side aspect.

### **BEDROOM TWO**

A good sized double bedroom with a central heating radiator, a double glazed dormer window to the front aspect and a door into the en-suite shower room.

### **EN-SUITE SHOWER ROOM**

A superbly appointed en-suite shower room fitted with a contemporary style suite including a quadrant shower enclosure with glazed sliding screen and electric shower plus a back-to-the-wall toilet and a vanity wash basin with mixer tap and cupboards and drawers below. Tiled flooring, fully tiled walls, a chrome towel radiator, electric shaver point, spotlights and extractor fan to the ceiling and a double glazed obscured window to the front aspect.

### **BEDROOM THREE**

A large double bedroom with a central heating radiator and a double glazed dormer window to the rear aspect.

### **BEDROOM FOUR**

A large double bedroom with a central heating radiator and a double glazed dormer window to the rear aspect.

### **BEDROOM FIVE**

A large double bedroom with a central heating radiator and a double glazed dormer window to the front aspect.

### **FAMILY BATHROOM**

A superbly appointed four piece family bathroom including a deep-fill bath with mixer tap, a back-to-wall toilet and a floating vanity wash basin by Duravit with mixer tap and drawer below. There is a quadrant style shower enclosure with glazed sliding doors and mains fed rainfall shower with an additional spray hose. Fully tiled walls and tiled flooring, electric shaver point, spotlights and extractor fan to the ceiling, a chrome towel radiator and a double glazed obscured window to the front aspect.

### **GARDENS, DRIVEWAY & GARAGE**

The property occupies an exceptional plot extending to approximately 0.23 acres, offering both space and privacy in a highly desirable setting. Electric double gates open onto an extensive gravelled frontage, providing ample off-street parking for multiple vehicles and leading to a detached brick-built garage. There is an EV charger fitted to the front of the property.

The rear garden is a standout feature, thoughtfully landscaped to create a beautiful and tranquil outdoor space. A generous paved terrace provides the perfect setting for al fresco dining and entertaining, while the expansive lawn is framed by well-stocked planted beds and borders. Beyond, the garden enjoys an enviable backdrop, backing directly onto open fields and affording a wonderful sense of openness and far-reaching rural views.

A useful garden shed is also included within the sale.

### **COUNCIL TAX**

The property is registered as council tax band G.

### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

### **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>





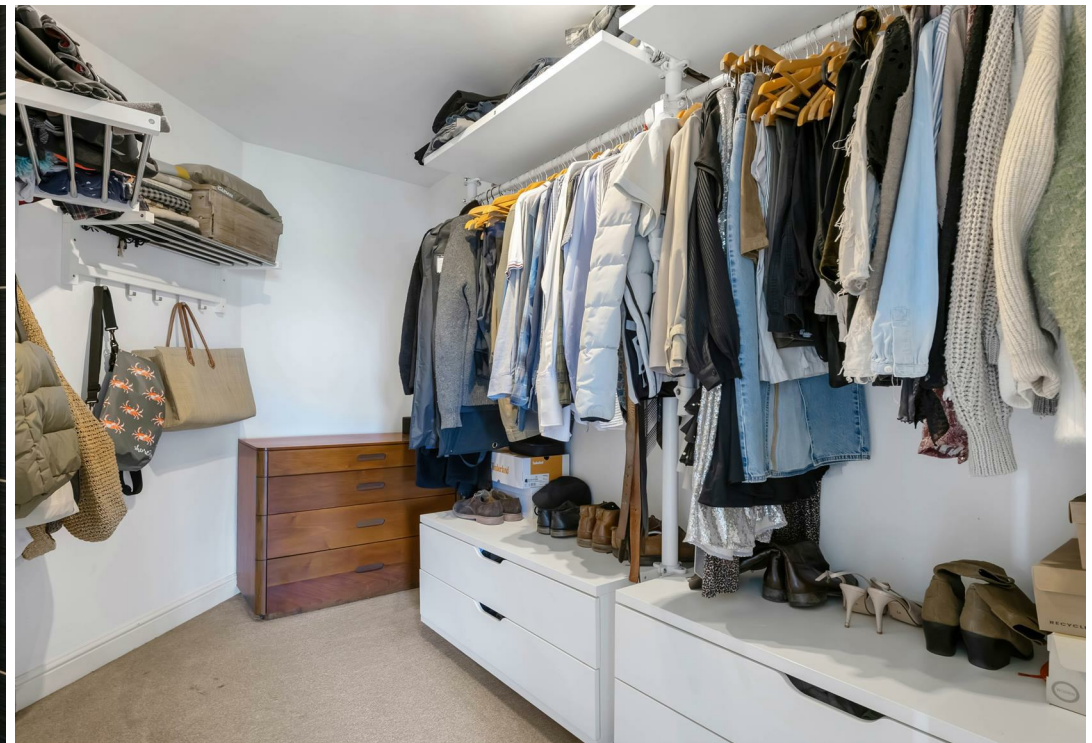
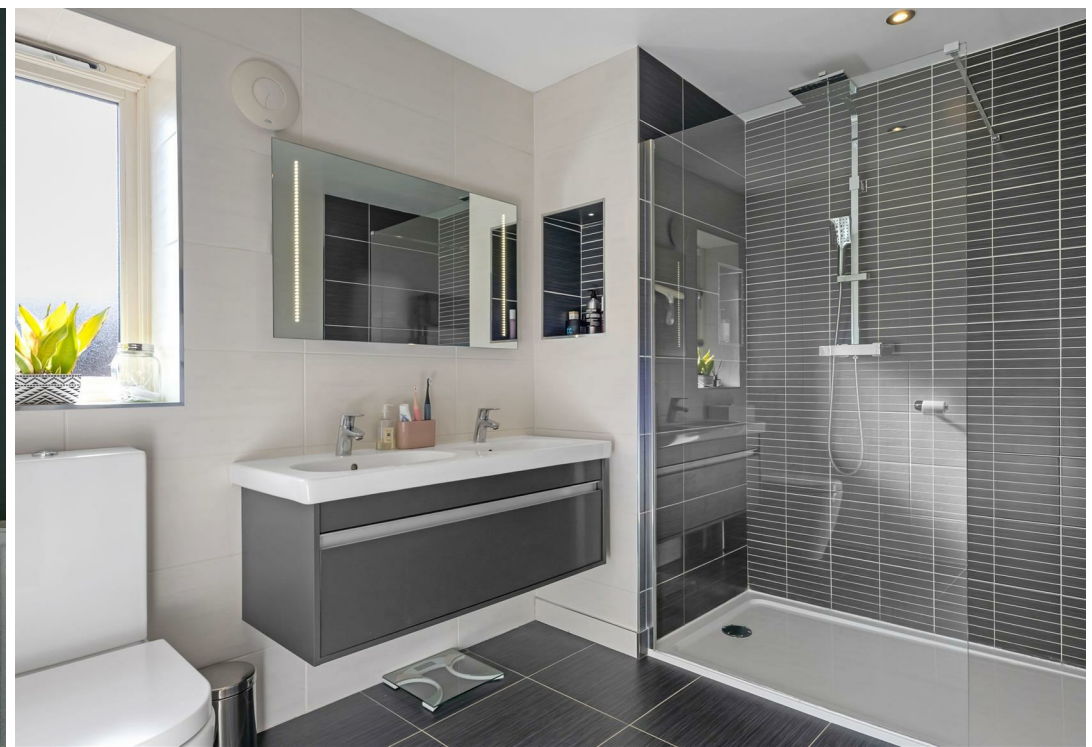












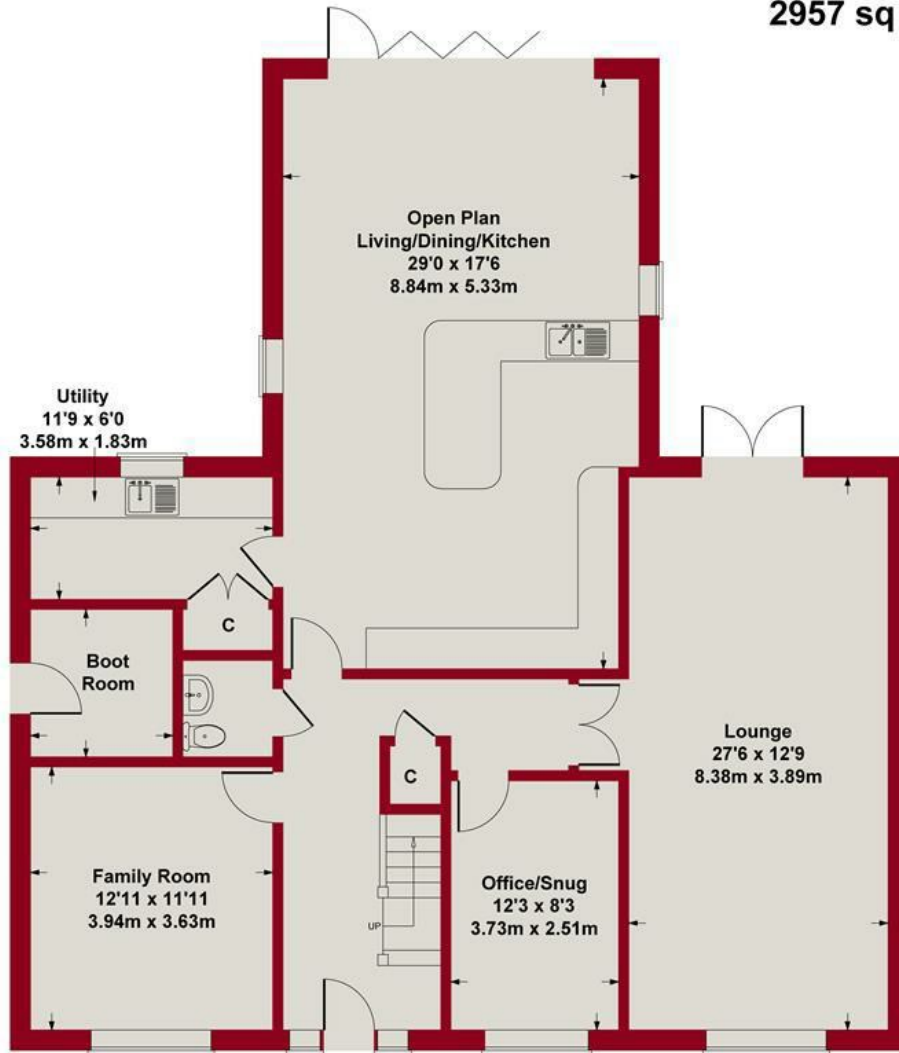




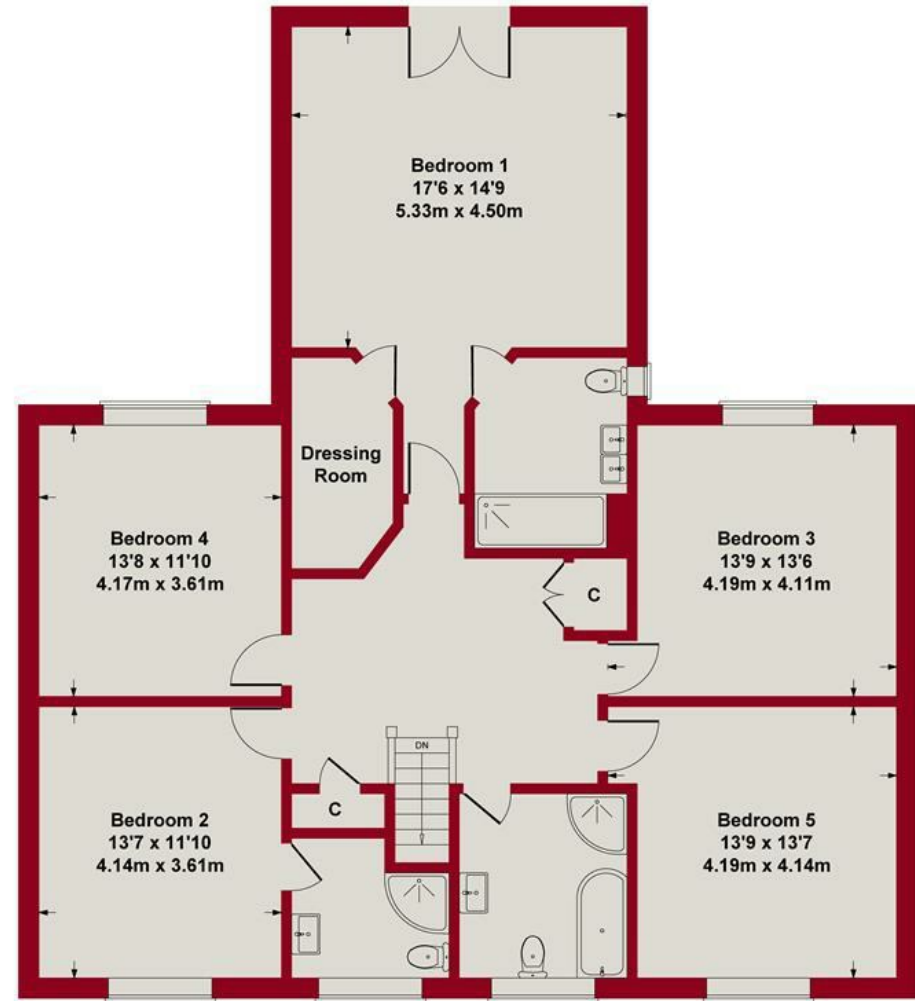




Approximate Gross Internal Area  
2957 sq ft - 275 sq m



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
	80	83
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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