

Emma Terry Homes

moving made personal



Holly Brook Brookfield Drive

Hoveringham, Nottingham, NG14 7JW

Offers over £899,950



A Home of Distinction offered with No Upward Chain...

This substantial Edwardian detached home built in 1908 stands as a testament to quality, style, and thoughtful design.

The current owners have completed an extensive renovation over the last year and transformed this home with impeccable style and attention to detail, sparing no expense to create a perfect blend of period elegance and modern luxury. Every element has been meticulously considered to enhance flow of space, natural lighting and family living.

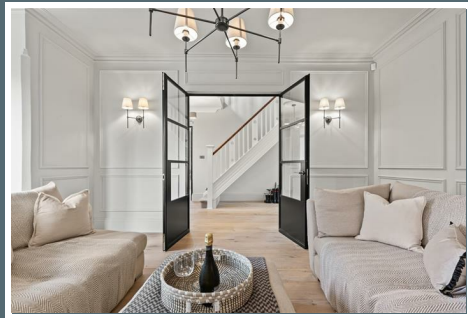
Situated at the end of a private drive, offering generous, adaptable living space — ideal for growing or extended families — and occupies a substantial plot in the highly sought-after village of Hoveringham. The location combines the charm of village life with convenience, offering easy access to Nottingham, Newark, and nearby villages, along with local amenities such as Hoveringham Lake Nature Reserve, popular pubs, a village hall, and local shops.

The ground floor boasts a spacious entrance hall, two elegant bay-fronted reception rooms, and a stunning open-plan kitchen diner. A family room, utility room, and a shower room complete the ground floor.

Upstairs, there are five spacious double bedrooms, all beautifully presented and served by a luxurious four-piece bathroom suite. Holly Brook also benefits from new double glazed sash windows to the front elevation.

Outside, this home continues to impress with a gated driveway providing ample off-road parking for multiple vehicles, a large garage and a wonderful large rear garden at 1/3 of an acre featuring a large seating area — perfect for family living and entertaining. Both the front and rear gardens have beautiful unobstructed views over open fields.

This exceptional home showcases style, quality, and character in every detail — a true credit to the current owners and a property that must be viewed to be fully appreciated.



ENTRANCE HALL

9'0" x 18'1" (2.75m x 5.52m)

Covered porch and front door with frosted side lights, doors through to office/library and sitting room, access to the kitchen/dining room, 2 x column central heating radiators and stairs to first floor. Plaster ceiling rose and cornice. Newly installed engineered oak flooring.

SITTING ROOM

13'2" x 17'6" (4.03m x 5.35m)

Fully illuminated built-in storage, column radiator, new stone fireplace, and new double glazed square bay sash windows to front. Newly installed engineered oak flooring. Plaster ceiling rose and cornice. Double Crittall style doors. Data connection and sky TV point.

KITCHEN/DINING ROOM

11'1" x 23'1" (3.40m x 7.05m)

Two double glazed sash windows to rear, space for range cooker, Rangemaster extractor hood, 1½ bowl sink with mixer tap and drainer, wine cooler, pantry cupboard, integrated Bosch fridge, Bosch microwave and Bosch dishwasher, island with storage and pendant lighting, a central heating radiator and French doors to rear. Tiled floor and electric underfloor heating.

UTILITY ROOM

5'2" x 7'1" (1.60m x 2.17m)

Space and plumbing for washing machine and tumble dryer, stainless steel sink with mixer tap and drainer, wall and base units, a central heating column radiator, door through to WC/shower room and door to rear. Electric underfloor heating.

WC/SHOWER ROOM

5'2" x 4'4" (1.60m x 1.33m)

Low-level flush WC, hand wash basin with mixer tap, shower enclosure, extractor fan, heated towel rail and obscure window to side.

FAMILY ROOM

11'9" x 13'11" (3.60m x 4.26m)

A central heating column radiator, built-in storage cupboards, double glazed sash window to side, side access door and door through to utility room. Data hub, broadband and Starlink connection point.

OFFICE / LIBRARY

13'2" x 16'7" (4.02m x 5.06m)

A central heating column radiator, fully illuminated built-in bookcases and storage, new double glazed square bay sash window to front. New stone fireplace. Plaster ceiling rose and cornice. Newly installed engineered oak flooring. Single Crittall style door. Wall and floor mounted sockets and data connection.

STORAGE / BOILER ROOM

8'1" x 11'11" (2.47m x 3.64m)

Accessed externally with light and power. Ample storage space. Large Vaillant central heating boiler and separate hot water tank.

FIRST FLOOR

GALLERIED LANDING

12'11" x 17'7" (3.94m x 5.37m)

A column central heating radiator, wooden glazed door leading out to the balcony and doors through to Bedroom 1, 2, 3, 4 and 5 and bathroom. Ample seating area.

BALCONY

15'1" x 2'8" (4.60m x 0.82m)

With period style steel balustrade.

BEDROOM ONE

14'0" x 17'6" (4.28m x 5.34m)

New double glazed square bay sash window to front and 2 x column central heating radiators. Feature Edwardian fireplace.

BEDROOM TWO

13'1" x 16'6" (4.01m x 5.04m)

New double glazed square bay sash window to front and column central heating radiator. Fitted bunkbeds with lighting, wardrobe and desk. Data connection.

BEDROOM THREE

12'0" x 13'4" (3.68m x 4.08m)

Walkway and storage area (2.66m x 1m) through to double bedroom. New double glazed sash window to rear and column central heating radiator. Fitted wardrobes, desk and storage. Data connection.

BEDROOM FOUR

13'9" x 10'11" (4.21m x 3.33m)

Double glazed sash window to rear and column central heating radiator. Feature Edwardian fireplace. TV point & data connection.

BEDROOM FIVE

10'0" x 12'4" (3.07m x 3.78m)

Double glazed sash window to side and column central heating radiator. Feature Edwardian fireplace. TV point & data connection.

FAMILY BATHROOM

7'7" x 12'2" (2.33m x 3.72m)

Walk-in shower, large bathtub, storage vanity unit sink with mixer tap, WC, heated towel rail, electric underfloor heating. Double glazed window to rear.

OUTSIDE

Both the front and rear gardens have beautiful unobstructed views over open fields.

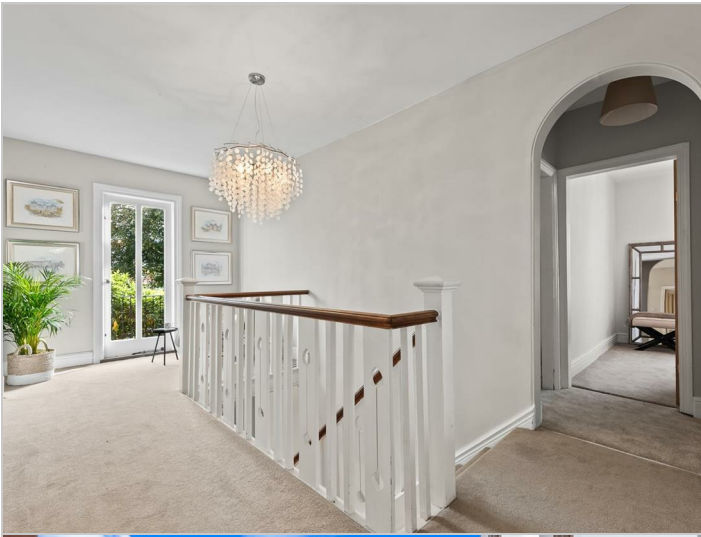
Front - To the front of the property is a graveled driveway providing ample off-road parking for multiple vehicles, lighting, a lawn, a range of plants and shrubs, new post and rail fencing and fence paneling to the side. Gated access.

Side - graveled driveway leading to garage, lighting, power.

Rear - To the rear of the property is a private enclosed garden with a graveled seating area, lighting, power, water, a lawn, a range of mature trees (including a grand cherry blossom), plants and shrubs, a large garage and fence paneling and hedges.









Road Map



Hybrid Map



Terrain Map



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▼ Ground Floor

TOTAL AREA:

▼ 1st Floor

TOTAL AREA:

Store Room / Boiler Room

Utility

Shower Room

Family Room

Kitchen / Dining

Entrance Hallway

Study

Living Room

Bedroom

Bedroom

Bathroom

Bedroom

Bedroom

Landing

Balcony

0' 4' 8' 12'

1:121

This floorplan is provided without any warranty.
The actual size of dimensions may vary and this
floorplan is intended for illustrative purposes
only.

Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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