

EDSONS

PLUMTREE · NOTTINGHAMSHIRE



TWO LUXURY BESPOKE HOMES IN ONE OF NOTTINGHAMSHIRE'S
MOST DESIRABLE VILLAGES

Gilbert & Hall
DEVELOPMENTS

EDSONS

PLUMTREE · NOTTINGHAMSHIRE

Thomas House & Edson House-Plumtree

Located in the heart of the sought-after village of Plumtree, Thomas House and Edson House are two architect-designed, five-bedroom luxury homes. Blending traditional aesthetics with contemporary design and cutting-edge technology, these bespoke residences offer exceptional quality and comfort.

Constructed with premium materials - including handmade bricks, modern roofing, and high spec aluminium windows - each home features expansive bi-fold doors opening onto professionally landscaped gardens with stylish terraces. Interiors are designed for modern living, with open-plan kitchen, dining, and living areas. The German Hacker kitchens include ceramic worktops and integrated appliances such as Quooker boiling taps, Bora hobs, built-in coffee machines, and wine chillers. Additional spaces include a separate lounge with log burner, snug, and high-spec garages with plastered walls and tiled floors.

Upstairs, five double bedrooms include fitted wardrobes, three en-suites, and a family bathroom. The master and second bedrooms feature dressing areas, with the master also enjoying a private balcony.

Sustainability is central to the design, with solar panels, battery storage, air source heat pumps, and EV charging points included.

With an EPC rating of A (98 A) energy bills will be kept to minimum.

Plumtree offers a rare blend of countryside charm and urban convenience - just 6 miles from Nottingham and 4 miles from West Bridgford. Nearby amenities include top-rated schools, independent prep and senior schools, and excellent transport links. The village is home to acclaimed dining at The Griffin Inn and Perkins Bar & Bistro, a community centre, church, and the renowned Plumtree Cricket Club, adjacent to the development

SPECIFICATION

Exterior Features

Handmade brick

High quality factory finished aluminium windows, doors and bi-folding doors

Aluminium gutters and down pipes

Porcelain tiled patio areas

Professionally designed landscaped gardens

Interior Finishes

Oak veneered internal doors with quality black ironmongery

Carpets to stairs, landing, bedrooms, lounge and snug

Dressing room to Master bedroom, and fitted bedroom furniture to all other bedrooms

Balcony to master bedroom

Tiled floors to halls, kitchens/breakfast/family room and utility room

Kitchen & Appliances

Hacker German kitchens with solid ceramic worktops

Siemens appliances to include 2 single ovens, microwave, coffee machine, tall fridge, tall freezer, warming drawers, wine cooler

Large island unit with breakfast bar

Siemens washer and dryer in utility rooms

Bora induction hob

Quooker 4 in 1 boiling tap

Feature gin bar

Bathrooms

Sanitaryware by Laufen with Hansgrohe brassware

Fully tiled bathroom and ensuites.

Feature lighting to alcoves

Underfloor electric heating to bathrooms and ensuites

Heating & Energy

Air source heat pump for central heating & hot water

Solar Panels and Battery Storage Technology

Underfloor heating throughout ground floor

Feature contemporary log-burner to living room

EPC rating A (98 A)

SPECIFICATION

Technology, Connectivity & Security

Fibre broadband

Comprehensive electrical specification to include TV and data points to bedrooms and living areas, satin chrome face plates

CCTV, alarm and video door bell

Sonos sound system to kitchen and lounge

Garage & Parking

Garages plastered and painted with tiled floors

Block paved driveways

Electrical vehicle charging point

SITE PLAN











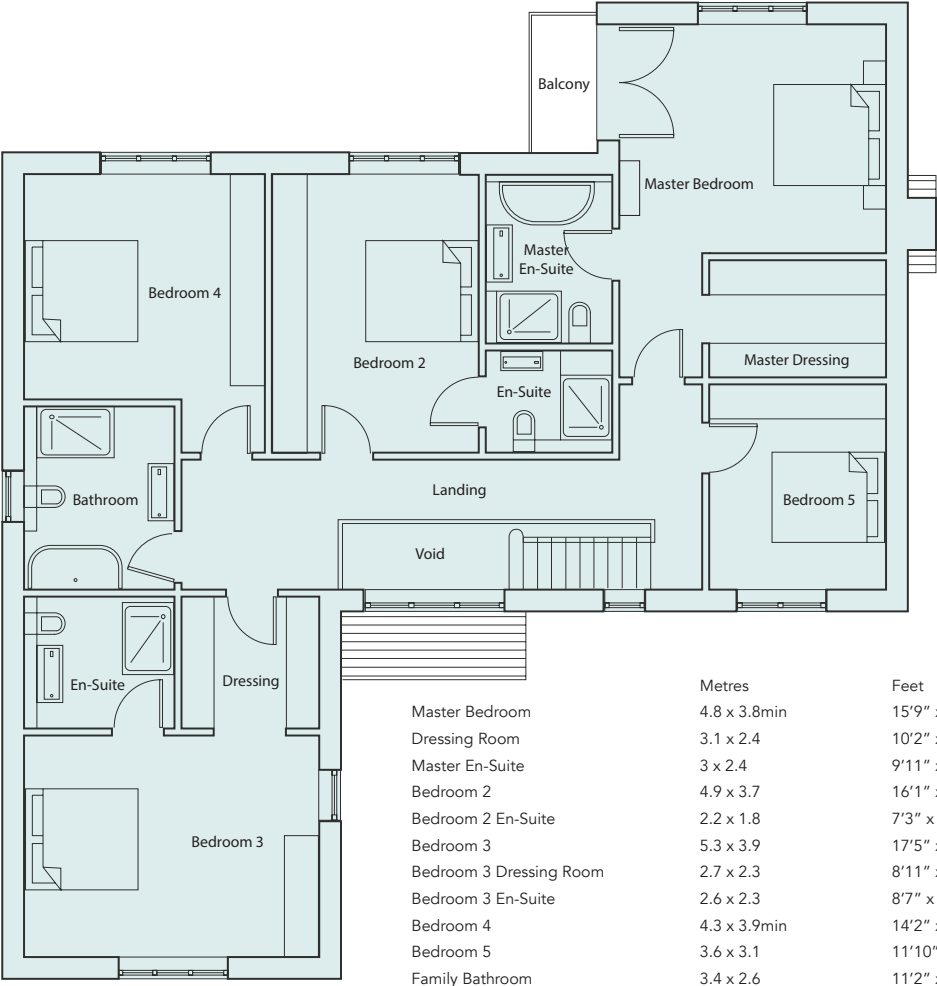
GROUND FLOOR PLAN



	Metres	Feet
Living Room	6.3min x 4.75	20'8" x 15'5"
Snug	3.7 x 3.1	12'2" x 10'9"
Family Living/Kitchen/Dining	10.3 x 4.9	33'10" x 16'1"
Garage	6.1 x 5.3	20'1" x 17'5"



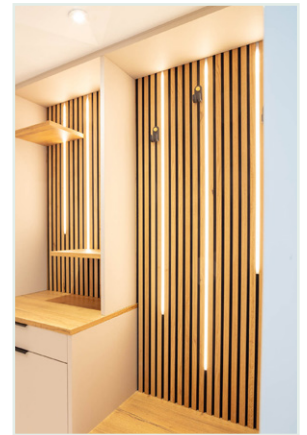
FIRST FLOOR PLAN



	Metres	Feet
Master Bedroom	4.8 x 3.8min	15'9" x 12'6"
Dressing Room	3.1 x 2.4	10'2" x 7'11" (including wardrobes)
Master En-Suite	3 x 2.4	9'11" x 7'11"
Bedroom 2	4.9 x 3.7	16'1" x 12'2" (including fitted furniture)
Bedroom 2 En-Suite	2.2 x 1.8	7'3" x 5'11"
Bedroom 3	5.3 x 3.9	17'5" x 12'10" (including fitted furniture)
Bedroom 3 Dressing Room	2.7 x 2.3	8'11" x 7'7" (including fitted furniture)
Bedroom 3 En-Suite	2.6 x 2.3	8'7" x 7'7"
Bedroom 4	4.3 x 3.9min	14'2" x 12'10" (including fitted furniture)
Bedroom 5	3.6 x 3.1	11'10" x 10'3" (including fitted furniture)
Family Bathroom	3.4 x 2.6	11'2" x 8'7"







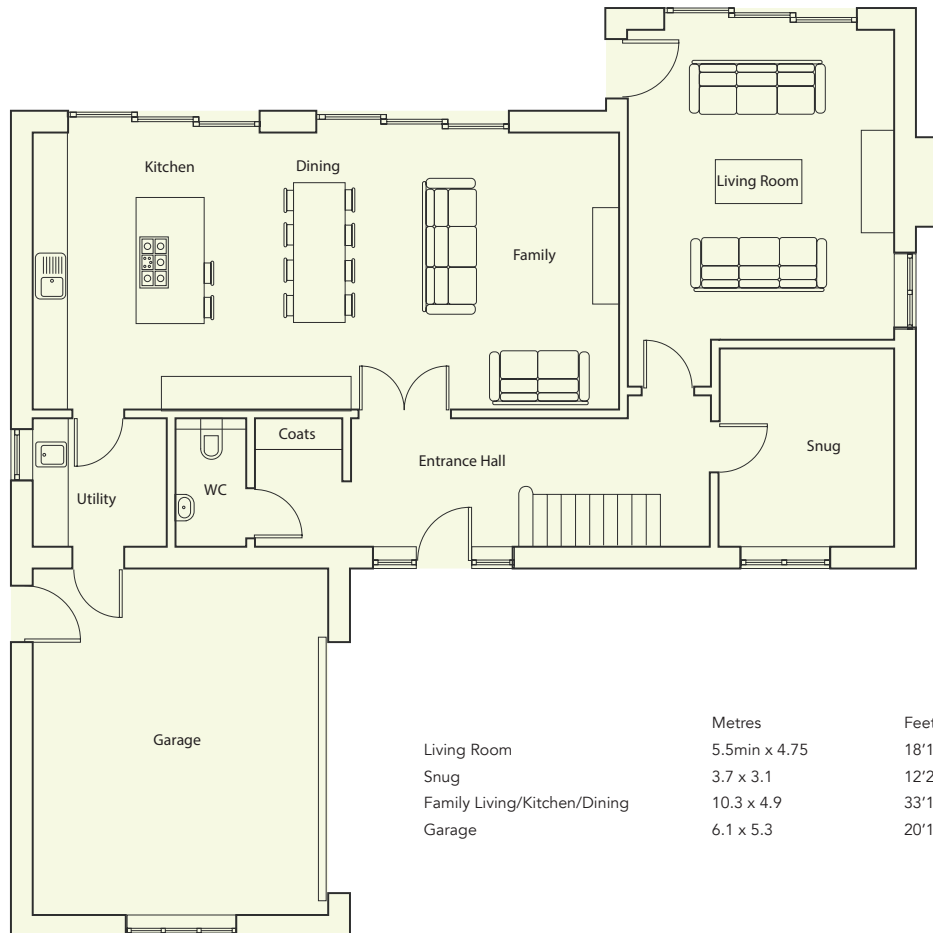








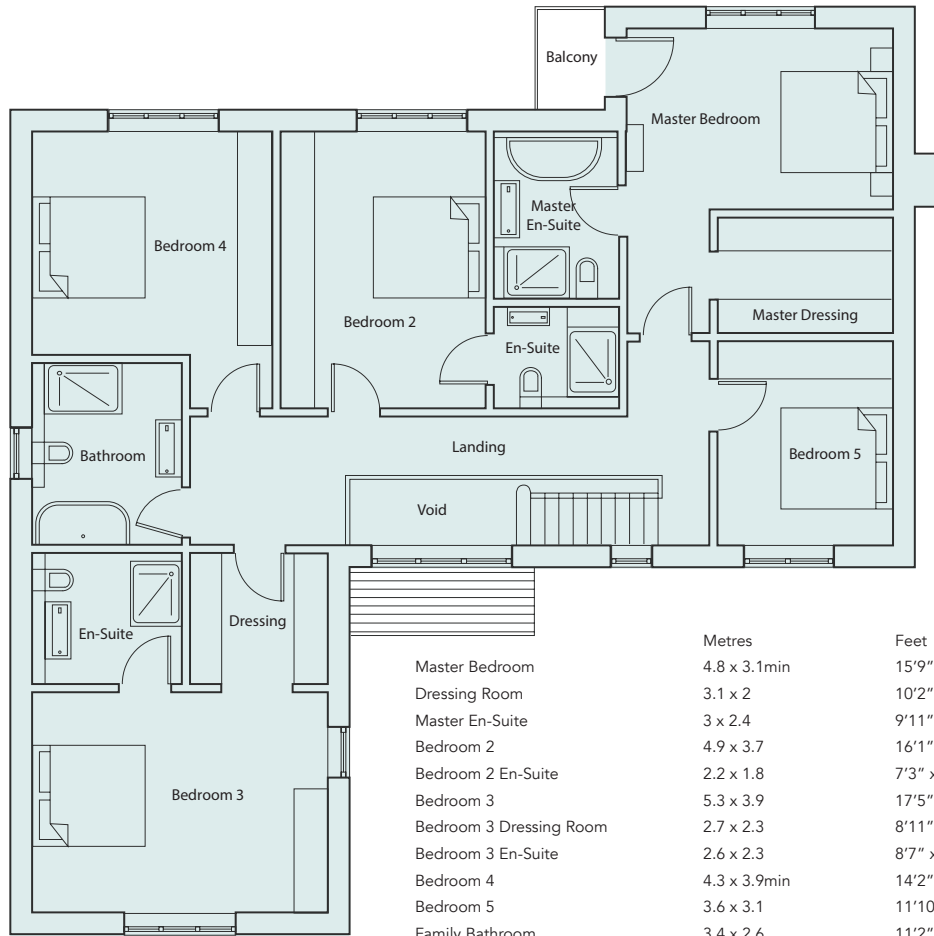
GROUND FLOOR PLAN



	Metres	Feet
Living Room	5.5min x 4.75	18'1" x 15'5"
Snug	3.7 x 3.1	12'2" x 10'9"
Family Living/Kitchen/Dining	10.3 x 4.9	33'10" x 16'1"
Garage	6.1 x 5.3	20'1" x 17'5"



FIRST FLOOR PLAN



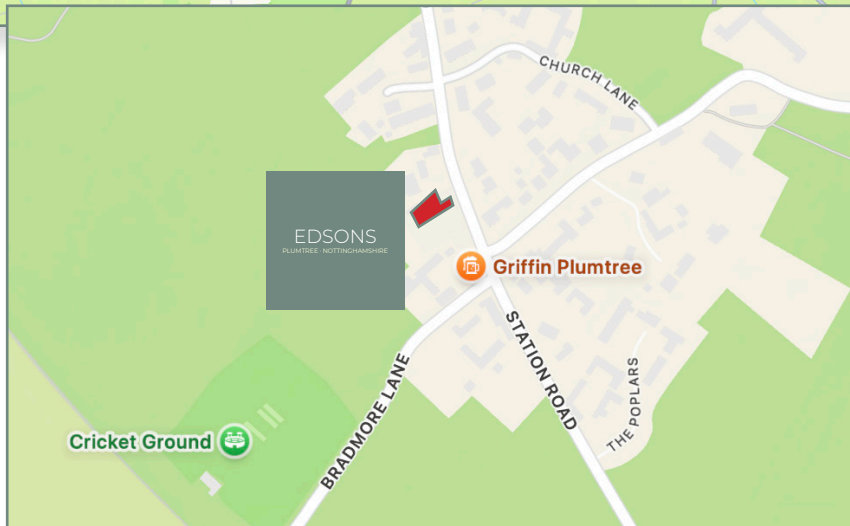
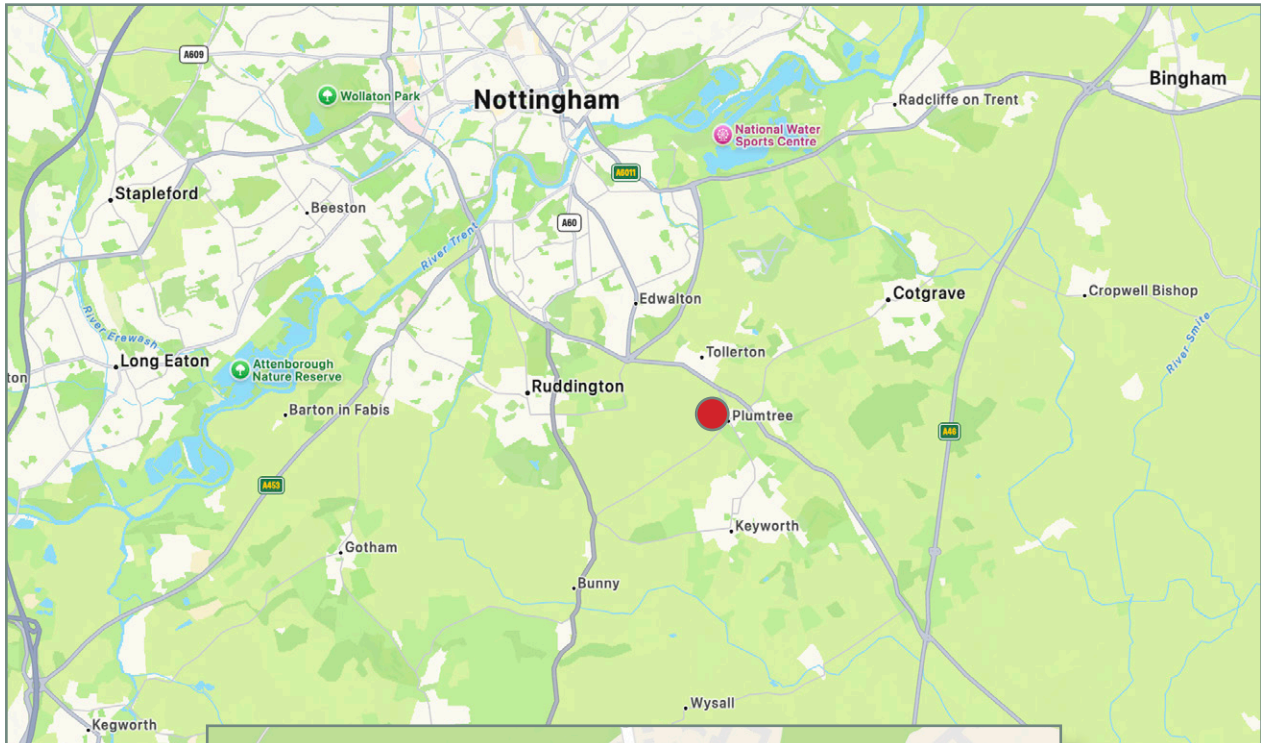
	Metres	Feet
Master Bedroom	4.8 x 3.1min	15'9" x 10'2"
Dressing Room	3.1 x 2	10'2" x 6'7" (including wardrobes)
Master En-Suite	3 x 2.4	9'11" x 7'11"
Bedroom 2	4.9 x 3.7	16'1" x 12'2" (including fitted furniture)
Bedroom 2 En-Suite	2.2 x 1.8	7'3" x 5'11"
Bedroom 3	5.3 x 3.9	17'5" x 12'10" (including fitted furniture)
Bedroom 3 Dressing Room	2.7 x 2.3	8'11" x 7'7" (including fitted furniture)
Bedroom 3 En-Suite	2.6 x 2.3	8'7" x 7'7"
Bedroom 4	4.3 x 3.9min	14'2" x 12'10" (including fitted furniture)
Bedroom 5	3.6 x 3.1	11'10" x 10'3" (including fitted furniture)
Family Bathroom	3.4 x 2.6	11'2" x 8'7"







LOCATION





An exclusive development by

Gilbert & Hall
D E V E L O P M E N T S

www.gilbertandhall.co.uk



Score	Energy rating	Current	Potential
92+	A	98 A	98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For further information please contact the agents

Jules: 07917 460033
jules@fhpliving.co.uk