



Smiths
your property experts



Nottingham Road

Gotham

- Remodelled high-specification detached contemporary home
- Private grounds extending to approximately 2 acres
- Modernist accommodation extending to around 3,330 square feet
- Four reception rooms including a contemporary kitchen
- Six double bedrooms and two and a half bathrooms
- Manicured lawns, bark-laid play area and a sauna
- Superb tree house/viewing platform and a small paddock
- Gated driveway and a detached oversized double garage

General Description

Smiths Property Experts introduce to the market this superb, recently remodelled, high-specification detached modern home. Occupying private and manicured grounds extending to approximately 2 acres and located four miles south of Nottingham on the edge of the village of Gotham in Rushcliffe.

Accessed via electric gates in private grounds, this contemporary home offers a rare chance for a purchaser to acquire a truly 'turnkey' masterpiece, finished with no expense spared and an exceptional eye for detail. There are six bedrooms and four reception rooms, as well as a detached oversized double garage and manicured gardens that offer total privacy.





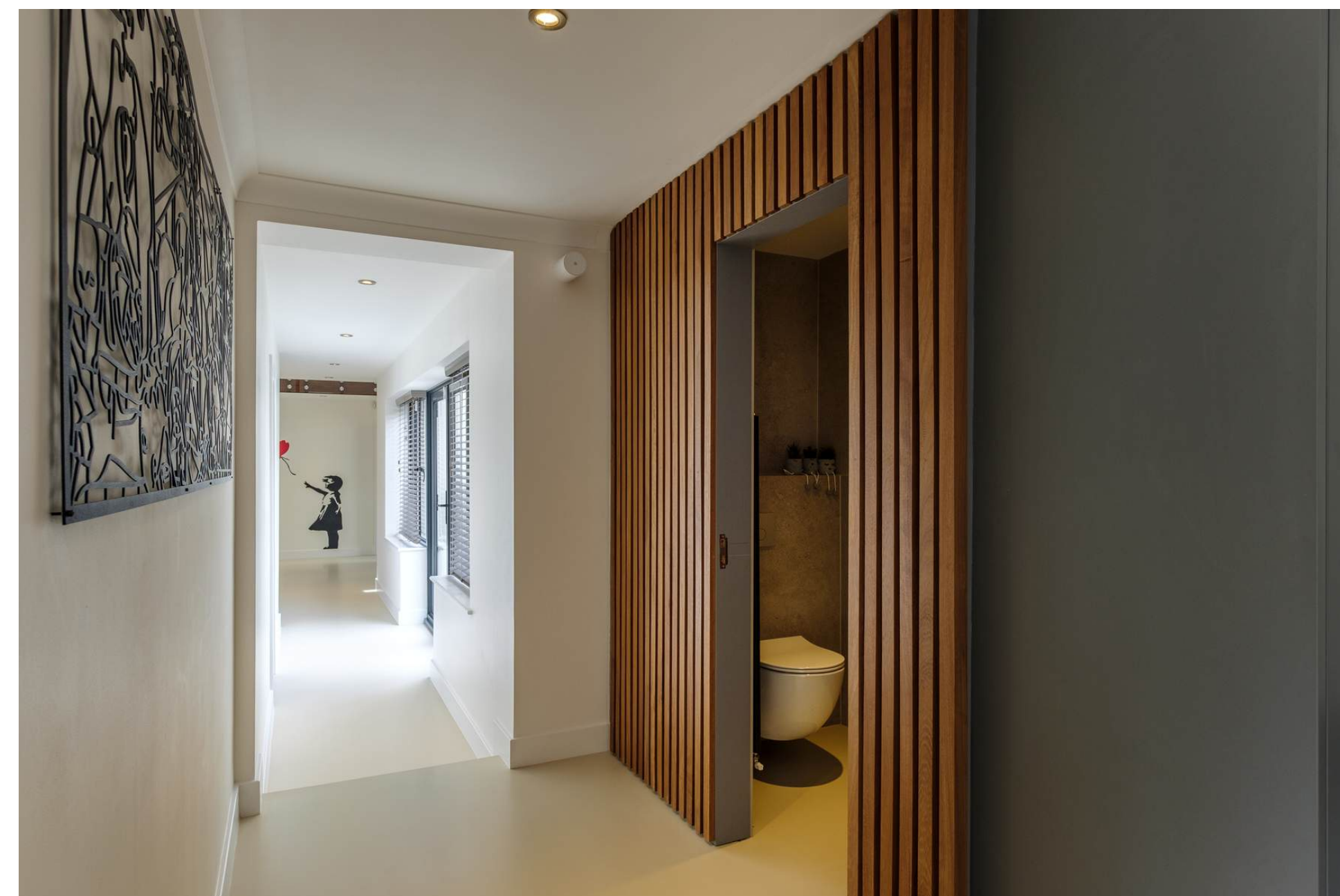
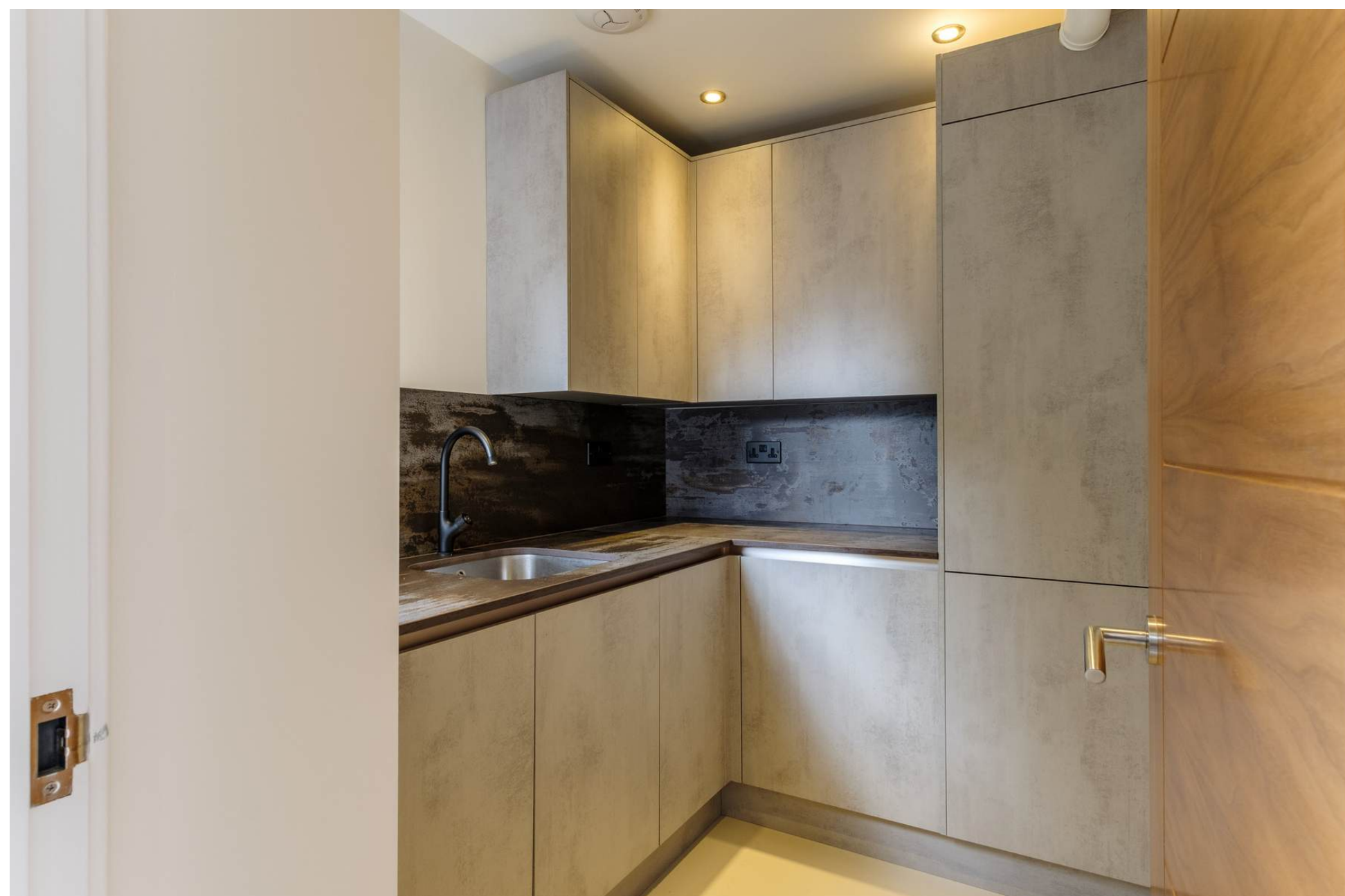


The Main House

The accommodation has been finished to an exacting specification and is laid across two floors with aluminium double glazing throughout. Control4 Smart House features include app-controlled Bluetooth music, lighting, blinds, and heating. There is also reverse-cycle air conditioning and wet-piped underfloor heating throughout most of the ground floor.

Expect to find modernist living accommodation on an excellent scale, extending to around 3,330 square feet across two floors, comprising, in brief: an enclosed glazed porch, a spacious entrance hall and central lobby, six double bedrooms, two and a half bathrooms, and a laundry room. The principal bedroom boasts a dressing room, and a glazed rear elevation with balcony taking in wonderful views of the rear gardens.

There are four main reception rooms, including a contemporary kitchen and living area, a formal sitting room, a dining room, and a garden room that both open onto the rear terrace via French/bi-folding doors.









Gardens and Grounds

Set back from the road behind secure electric gates, there is a large paved driveway leading to an oversized detached double garage currently used as a home gym. The front gardens are smart and befit the contemporary style of the main house. Behind the garage is a bark-laid play/store area, and there is also a high-spec sauna.

The rear gardens extend to approximately 1.5 acres and are in large part manicured lawns, with established borders. There is a large extended contemporary terrace that runs across the back of the main house, and a substantial timber store. The grounds are elevated to the rear, where there is a separate small paddock, and to the top of the garden is a fantastic tree house/viewing platform with truly exceptional views back across the property.

The property also benefits from a professionally installed outside lighting scheme and looks stunning at dusk and in the evening. The property is also covered by a CCTV system.

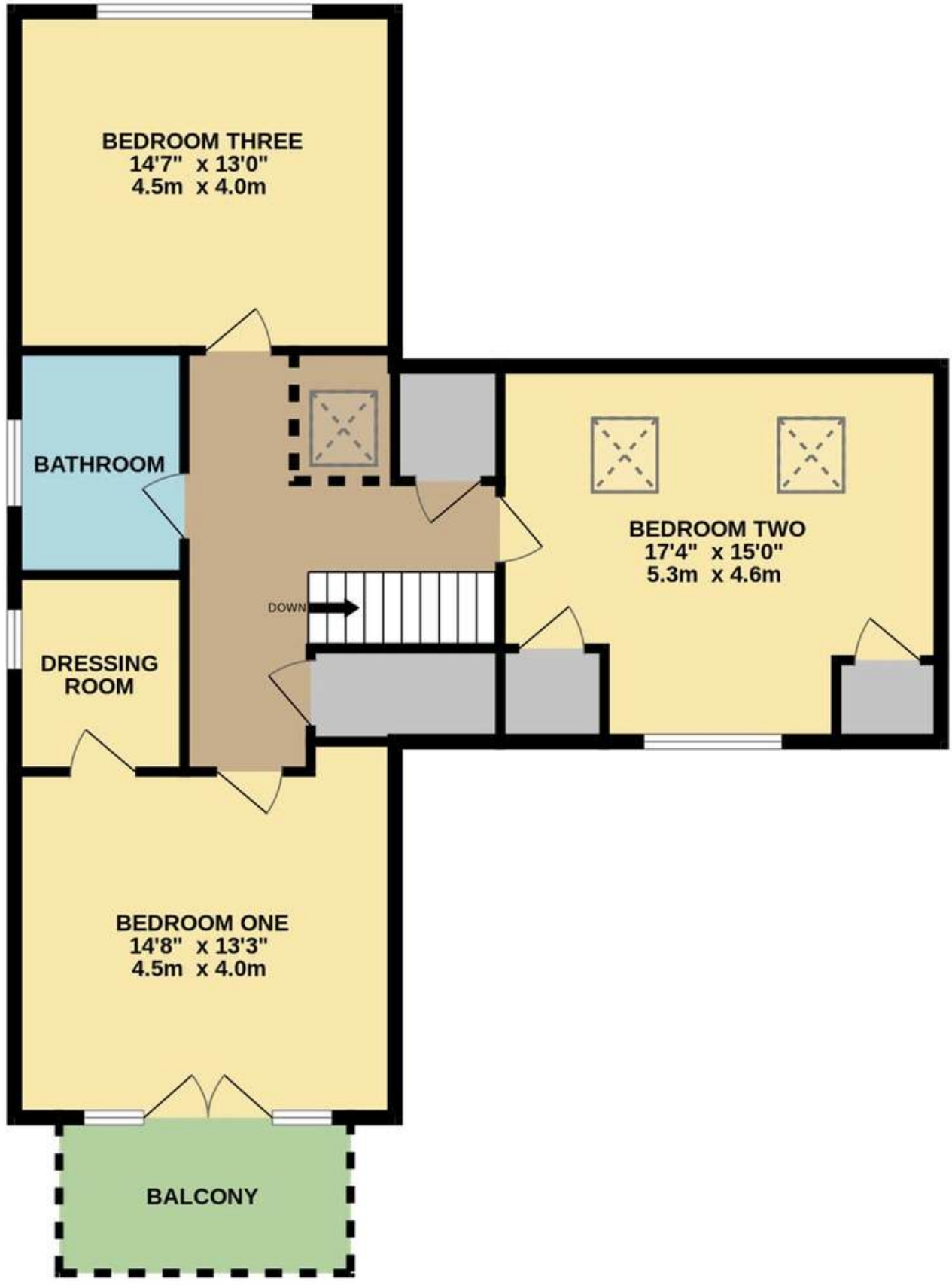
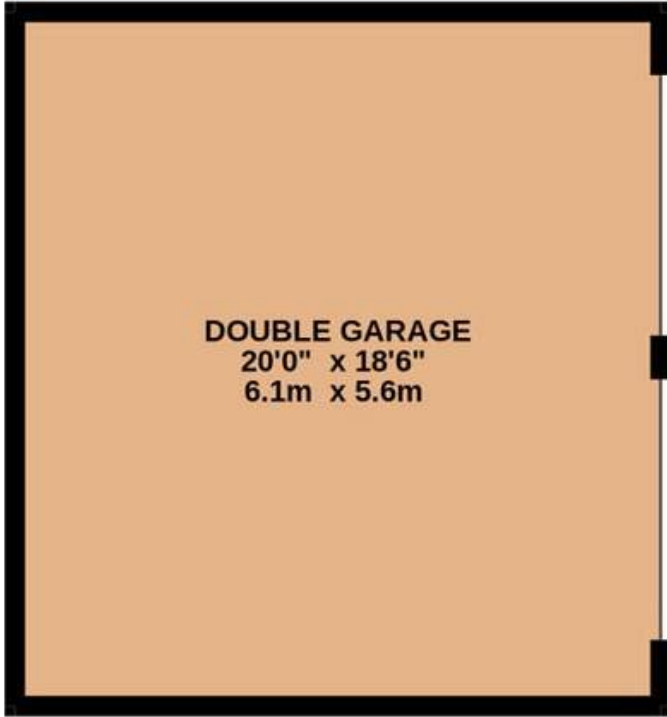
The Location

The nearby village of Gotham is home to several amenities, including a well-regarded public house, village shop, and primary school. There is a well-served bus route to Nottingham, as well as wonderful countryside walks. The neighbouring village of East Leake has a fantastic array of amenities, including Rushcliffe Golf Club.

With easy access to Nottingham and Derby, and the M1/A50 road network just 4 miles away, commuting across the wider Midlands is superb. There are several highly regarded independent schools within a sensible commute, including Nottingham High School, Trent College, Loughborough Endowed Schools, Ratcliffe College, and Repton School.







TOTAL FLOOR AREA : 3710 sq.ft. (344.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



Distances

Nottingham 11 miles, Derby 16 miles, Leicester 23 miles, Loughborough 9 miles, East Midlands Parkway Station 4 miles (trains to London from 1h 22m), and East Midlands Airport 7 miles (distances and timings are approximate).

Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: E.

Local Authority: Rushcliffe Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.



01509 278842

sales@smithspropertyexperts.com

[smithspropertyexperts.com](https://www.smithspropertyexperts.com)



