

5 WEST MANOR PARK
EPPERSTONE NOTTINGHAMSHIRE NG14 6TR



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk

5 WEST MANOR PARK

A stunning four-bedroom detached village home of a traditional design designed by Trevor Muir Architect, on the exclusive West Manor Park development, a small enclave of highly sought after individual homes, completed to a high standard, in the main to each owner's specification.

Quietly situated, at the head of the cul-de-sac, the property stands on an immaculately maintained, mature landscaped plot of c0.30 Acres (or thereabouts) with a stunning outlook towards the picturesque grounds of Epperstone Manor, incorporating numerous specimen trees; in our opinion something rather special.

The house is traditionally built with beam and block internal flooring, complemented by underfloor gas central heating and high-grade timber sealed unit double glazing, meeting the village Conservation Area requirements. Constructed to a traditional brick and pantile design with stone windowsill and lintel detailing complemented by lead dressed dormers, and corbeled eaves and gable brickwork finishes, ease of maintenance was a primary consideration in the original 'one off' design.

Interestingly, West Manor Park derives its name from its proximity to Epperstone Manor, and the development lies within the original grounds of The Manor itself forming part of a complete residential redevelopment and refurbishment of the former Nottinghamshire Constabulary Headquarters and training facility, creating today what is one of the most desirable residential locations in the area.



EPPERSTONE

Epperstone is a highly regarded Conservation village set in attractive countryside between Nottingham and Southwell, accessible to extensive retail amenities in Bingham, Mapperley, Arnold and Netherfield, with the neighbouring larger village of Lowdham offering local amenities, and a direct rail service into Nottingham centre.

The village has a thriving social atmosphere centre around a contemporary village hall with cricket field and tennis courts, plus some appealing countryside walks, a vibrant tea shop and the newly reopened Cross Keys Inn.

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

From Newark Northgate station there is a fast direct rail link into London Kings Cross in a scheduled journey time of 85 minutes or so.

PRICE GUIDE:
£945,000

GROUND FLOOR

Fine Entrance Hall

Traditional fielded half glazed oak door with leaded glass detailing. A fine central hall with a stunning traditional balustraded staircase rising to the first floor central landing gallery above. Thermostatically controlled underfloor heating. An enclosed understairs cupboard affords useful storage capacity and the manifold location for ground floor underfloor heating.

Cloakroom/WC

Fitted contemporary Ideal Standard suite comprising a low flush wc and wall mounted wash basin with a chrome mixer tap. Ladder towel rail. High grade polished porcelain floor tiling and porcelain half wall tiling.

Fielded oak double doors from the hall connect to:

Impressive Dual Aspect Sitting Room

7.80m x 3.90m (25'6" x 12'9")

maximum dimensions

Ideal for family gatherings and entertaining, this large sitting room features a traditional design polished marble fireplace at its focal point incorporating a living flame gas fire. Sealed unit double glazed French doors with matching side screens open out onto the rear garden terrace. Three further sealed unit double glazed windows ensure good natural lighting. Thermostatically controlled underfloor heating.



**Remarkable Open Plan Contemporary
Kitchen - Day Room - Formal Dining Room**

9.10m x 7.50m (29'9" x 24'6")

maximum dimensions

Arguably the signature feature of this stunning family home providing a first class 21st Century lifestyle arrangement with each distinct living space interconnecting seamlessly in open plan with attractive aspects of the garden and Epperstone Manor grounds beyond.

Stunning Open Plan Contemporary
Kitchen

A bespoke kitchen design featuring white gloss finish contemporary cabinets complemented by polished walnut countertops. Main L-shaped wall run incorporating a resin bonded Lamona sink with chrome pedestal mixer tap. Integrated appliances comprise two Bosch double ovens, a Bosch five ring gas hob with extraction unit above, integrated Bosch microwave oven, full height larder fridge and separate full height freezer unit and a Neff dishwasher. Secondary wall run/breakfast bar – countertop, again with a high grade polished walnut finish. Host of base storage cabinets complemented by floor level plinth lighting. High grade polished porcelain Versace floor tiling extending through to the connecting day room and formal dining area. Recessed downlighting. The kitchen cabinets are of a 22-millimetre specification featuring soft close hinge mechanisms. Recessed ceiling downlighting to the kitchen area. The kitchen connects in open plan to:



Day Room/Living Area

A delightful central living area with sealed unit double glazed French doors connecting to the rear garden terrace - attractive aspects towards the grounds of Epperstone Manor. Open plan to:

Formal Dining Room

Again, having sealed unit double glazed French doors connecting to the rear garden terrace and lawned gardens set against the backdrop of Epperstone Manor grounds. Polished porcelain Versace designer floor tiling.

Laundry/Utility Room
/Secondary Entrance

Further range of cabinets matching the main kitchen installation, also complemented by a polished walnut countertop incorporating a single bowl stainless steel sink unit with chrome mixer tap.



Translucent half glazed side access door. Polished porcelain Versace designer floor tiling. Fielded oak door collecting to the integral garage.



REMARKABLE FIRST FLOOR BEDROOM ARRANGEMENT

Magnificent Central Landing Gallery

Alighted from a traditional dog leg return oak staircase with chamfered square balustraded detailing. Sealed unit double glazed window. Access to roof void. Enclosed airing cupboard housing a high-capacity pressurised hot water cylinder.

There are four stunning double bedrooms, each having high vaulted ceiling lines creating a wonderful sense of scale to what is one of the most creatively conceived first floor designs we have seen in this class of property.

The Primary Bedroom Suite

There is a wonderful main bedroom arrangement featuring a walkthrough dressing area and large walk in wardrobe with a square arched opening to a stunning L-shaped bedroom.

Bedroom One

6.60m x 6.05m (21'6" x 19'9") *maximum dimensions*

A remarkable main bedroom with high open vaulted ceiling lines creating a tremendous sense of volume and scale to the room. Two deep sealed unit double glazed windows. Access to roof void. Thermostatically controlled underfloor heating.

Shower Room En Suite - fully tiled

Contemporary design Ideal Standard white suite comprising a corner shower with chrome thermostatically controlled shower installation and Daryl glass enclosure, pedestal wash basin with chrome mixer tap and mirror light fixture above and a low flush wc. Chrome ladder towel rail. Partially vaulted ceiling line incorporating a Velux sealed unit double glazed roof light.

Walk Through Dressing Room

- Private Inner Landing Area

Manifold location for underfloor heating to the first floor. Double doors connecting to:

Large Walk-In Wardrobe/Dressing Room

Fitted open shelving, drawers and hanging rails. High level Velux sealed unit double glazed roof light - open vaulted ceiling.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

Guest Bedroom Suite Two

6.55m x 4.35m (21'6" x 14'3") *maximum dimensions*

Another impressive suite having a large walk-in square bay window with views towards the private grounds of

Epperstone Manor, incorporating a number of the majestic mature trees and the leafy village street scene with the ancient village church in the near distance.

Fully Tiled Shower Room En Suite

High grade Ideal Standard contemporary white suite comprising a large corner shower cubicle with thermostatically controlled chrome finished double shower installation and a Daryl glass enclosure, large pedestal wash hand basin with chrome mixer tap and mirror light fixture above, bidet and low flush wc. Chrome ladder towel rail. Translucent sealed unit double glazed window. Thermostatically controlled underfloor heating. Recessed ceiling lighting.

Centre Bedroom Three 4.25m x 3.45m (14'0" x 11'3")

High partially vaulted ceiling. Large, sealed unit double glazed dormer window overlooking the rear garden and Epperstone Manor grounds. Thermostatically controlled underfloor heating.

Rear Bedroom Four 4.25m x 3.90m (14'0" x 12'9")

Once again, an excellent double bedroom with a sealed unit double glazed window overlooking the rear garden and Epperstone Manor grounds. Additional sealed unit double glazed side window. Thermostatic controlled underfloor heating.

Luxury House Bathroom - fully tiled

High grade contemporary suite comprising a rectangular freestanding bath with chrome pedestal mixer tap, pedestal wash hand basin and a low flush wc. Chrome ladder towel rail. Fitted mirror light fixture above the wash basin. Translucent sealed unit double glazed window. Recessed ceiling lighting. Thermostatically controlled underfloor central heating.



WONDERFUL LANDSCAPED GARDENS

A remote-controlled gated entrance from West Manor Park opens onto a block paved parking court giving useful hardstanding and turning space for several vehicles and access to the integral garage. Pedestrian pathway access to each side of the property.

Integral Double Garage

6.60m x 6.05m (21'6" x 19'9")

A large integral garage with room to comfortably accommodate two cars having twin remotely controlled up and over access doors. The garage is maintained to a high standard with a grey ceramic tiled floor finish and painted walls. Light and power facility. Side personnel door connected to the garden and an internal doorway connecting to the utility room; an extremely convenient arrangement for day to day living. Wall mounted Worcester gas fired boiler serving domestic hot water and underfloor central heating. Water point.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

Beautifully Landscaped Low Maintenance Gardens

The gardens have been landscaped on a well-considered basis with ease of maintenance in mind featuring granite perimeter pathways to each side linking to a large garden terrace with immaculate lawned areas beyond.

A mid-level south and west aspect sun terrace and further level lawned area are retained by brick walls with blue brick coping stones and integrated lighting.

A feature brick pillared illuminated stepped wide gauge pathway leads to an upper-level lawn relieved by specimen tree planting and a red stone chip pathway with an immaculate low maintenance embanked shrubbery garden facing towards Epperstone Main Street.

The present owners landscaped the gardens at considerable expense to ensure relative ease of maintenance on a day-to-day basis.

There is an external water point.

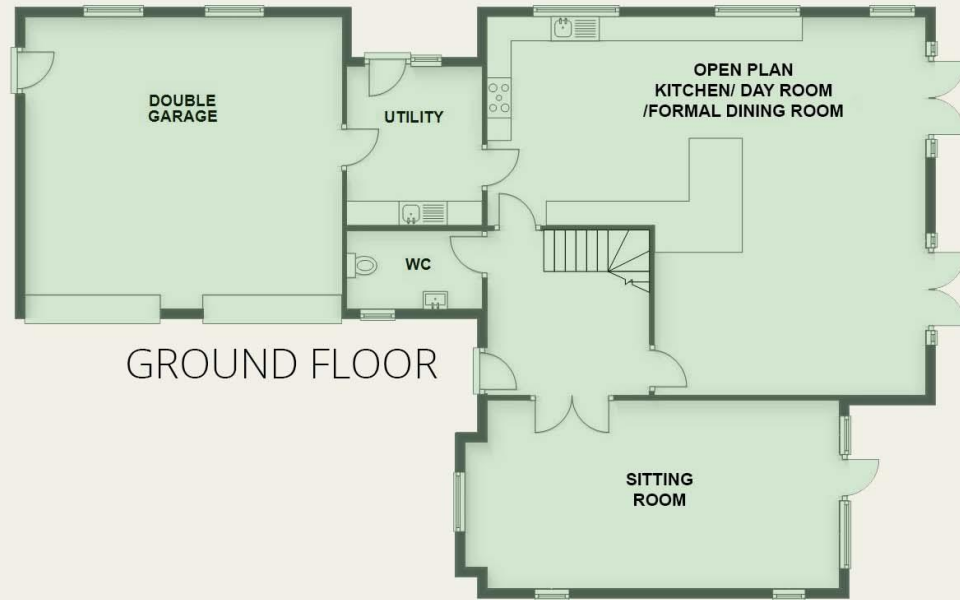
Garden Summer House

Stepped access from the side pathway leads to a five-sided summerhouse in a striking painted heritage pastel tone finish, with a pitched roof, offering an attractive vantage point towards Epperstone Manor and the tree lined outlook of the private grounds.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

All mains' services are connected.
Gas fired central heating circulating underfloor. High grade sealed unit double glazing to conservation specification timber windows.
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.

Available Broadband

Basic 5 Mbps
Superfast 43 Mbps
Ultrafast 1800 Mbps

Available Mobile Coverage (based on calls indoors)

O2 - ✓ Vodafone - ✓
EE - ✓ Three - ✓

✓ = Good ● = Variable
✗ = Poor

LOCAL AUTHORITY

Council Tax Band G
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

Freehold with vacant possession on completion.

ENVIRONMENTAL CONSIDERATIONS - FLOODING

The property is known to have not flooded in the last five years, or in its lifetime.

VIEWING ARRANGEMENTS

If you are interested in 5 West Manor Park and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

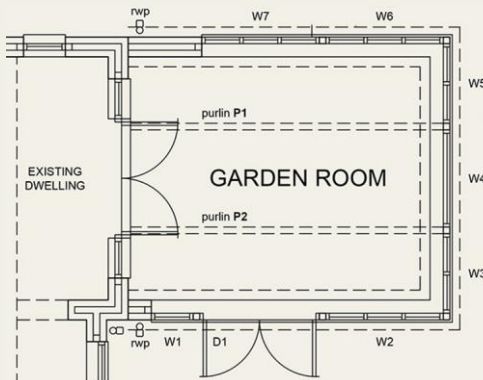
ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 8958-7638-5750-3926-0902

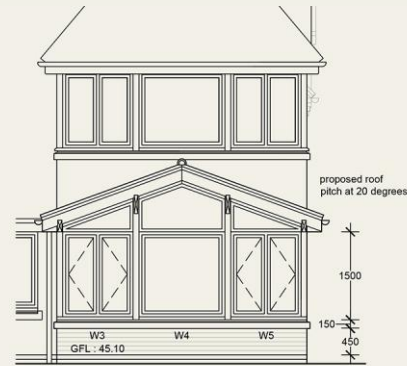
ADDITIONAL INFORMATION

PLANNING CONSENT - GARDEN ROOM EXTENSION

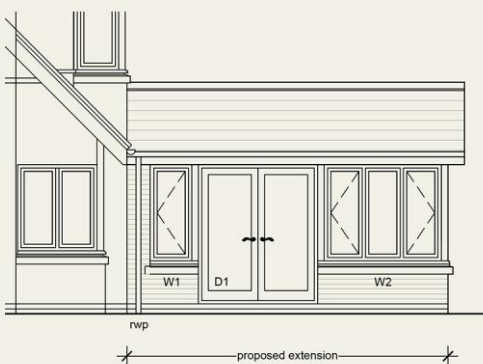
A rear garden room extension designed by Trevor Muir architect was approved in 2014 which was not constructed within the usual 3-year statutory period. Various other works, also approved under the same consent, were completed by the owners including the front wall and gates, a summer house, and grading of the landscaped bank facing Main Street. It has been established by the Sellers by speaking with Newark and Sherwood District Council Planning Department that Consent for the construction of the garden room has not therefore lapsed, and may be completed by a future owner. Purchasers may wish to seek independent advice in this regard.



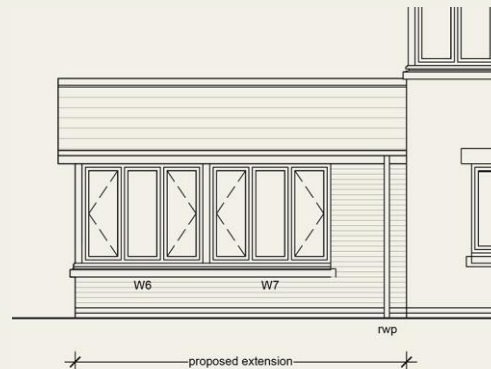
FLOORPLAN



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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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.



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