



7 Barratt Lane
Attenborough Village | Nottingham | Nottinghamshire | NG9 6AD

 **FINE & COUNTRY**

7 BARRATT LANE



An outstanding Edwardian era detached family home situated in the highly regarded and sought after Attenborough Village.



7 BARRATT LANE

7 Barratt Lane comes to the market for the first time in over 70 years, offering a truly rare opportunity, having been thoroughly enjoyed as a family home over this time. Constructed in 1910, the property retains a wealth of period features both internally and externally, such as high ceilings, Minton flooring, traditional fireplaces, elegant coving, ceiling roses and a stunning original Edwardian veranda overlooking the rear garden. Accommodation extends to approximately 2000 sq. ft of practically arranged rooms over two floors, with ample scope to modernise or reconfigure internally to create a special home that combines traditional features while catering for modern living.

THE ACCOMMODATION

Upon entering the home you are immediately greeted by a traditional spacious light-filled enclosed porch, the perfect space for house plants, before continuing into the inner hall. All the principal ground floor accommodation leads off this hall. In brief, it comprises: formal dining room with bay window overlooking the rear garden, sitting room with French door leading onto the veranda, breakfast room, kitchen, a useful pantry and a cloakroom with WC. Upstairs, leading off the generous landing, there are 4 bedrooms of good proportions, a recently refurbished family bathroom and a separate WC. The landing also gives access via a retractable ladder to a large lined and boarded loft space.























OUTSIDE

GARDENS & GROUNDS

The showpiece of this home is undoubtedly its remarkable half-acre of gardens, formerly opened for over 20 years as part of the National Gardens Scheme. At the front, a gated, partly shaded courtyard forms a garden in its own right, with paved seating areas and well-stocked flowerbeds, flanked by traditional outbuildings, a detached garage and a driveway for several vehicles with an EV charger. The secluded rear garden, enclosed by brick walls and yew hedges, is truly impressive, comprising varied and attractive plantings within a framework of flowering shrubs, giving year-round colour. A substantial lawn leads on to extensive discrete beds stocked with established plants and a 1940s summerhouse with stained glass windows – overall a true outdoor haven.

LOCATION

The charming village of Attenborough is located approximately 6 miles southwest of Nottingham City Centre and offers an excellent position close to areas of natural beauty, an abundance of amenities and excellent local, national and international transport links. Attenborough boasts one of Nottinghamshire's most picturesque nature reserves, thanks to its charming walks along the River Trent, lakes, wildlife and its highly-rated visitors centre and café. Attenborough village has several local amenities: flourishing sports clubs, a pub and restaurant, shop, village hall, as well as a nursery and a playgroup. The thriving town of Beeston (2 miles) and Chilwell Retail Park (0.5 miles) provide further amenities nearby. The village is well positioned for road access, with Queens Road West providing a prompt commute to the A52 & to the M1 Motorway (Junction 25) just 4 miles away, in addition to the University of Nottingham and Queens Medical Centre hospital. The village has excellent public transport connections. Attenborough Rail Station provides fast direct access to Nottingham and Derby and, via Beeston, to London and Leicester. Frequent 24/7 bus services (Indigo / Skylink) run directly to Nottingham and East Midlands Airport.











INFORMATION

DISTANCES

Nottingham City Centre 6 miles
Queens Medical Centre 4 miles
University of Nottingham West Entrance 3 miles
M1 (Junction 25) Motorway 4 miles
East Midlands Airport 10 miles
Derby City Centre 12 miles

TENURE

Freehold.

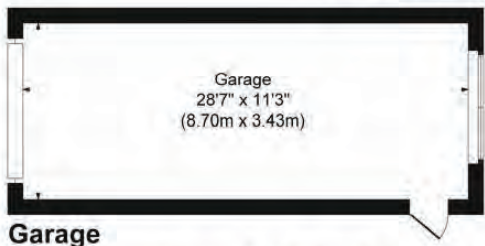
SERVICES

Mains electricity, gas, water, and drainage are understood to be connected.

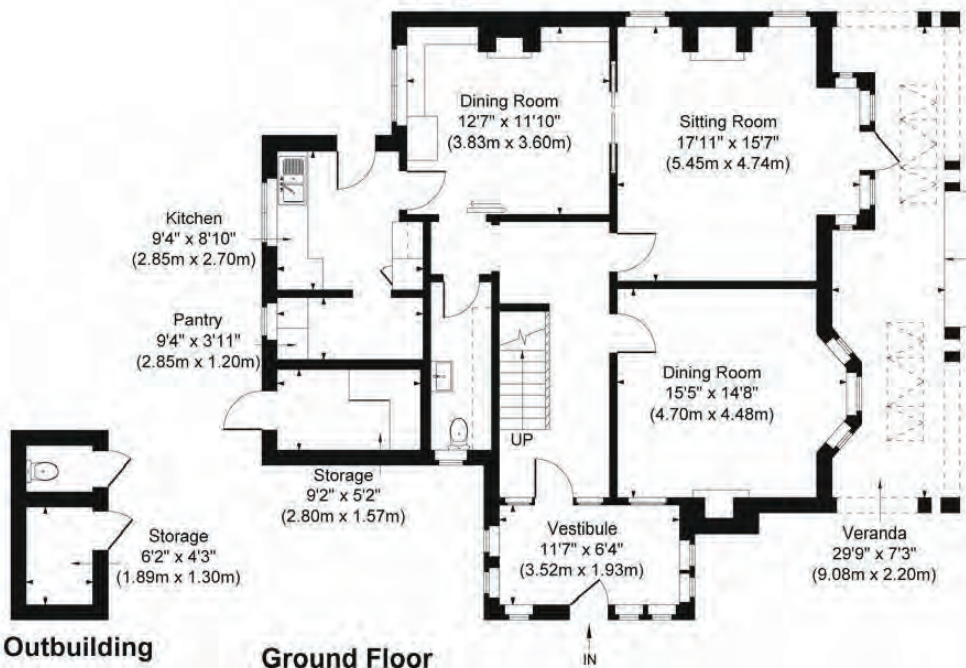
VIEWINGS

Strictly by appointment with Fine & Country Nottingham.

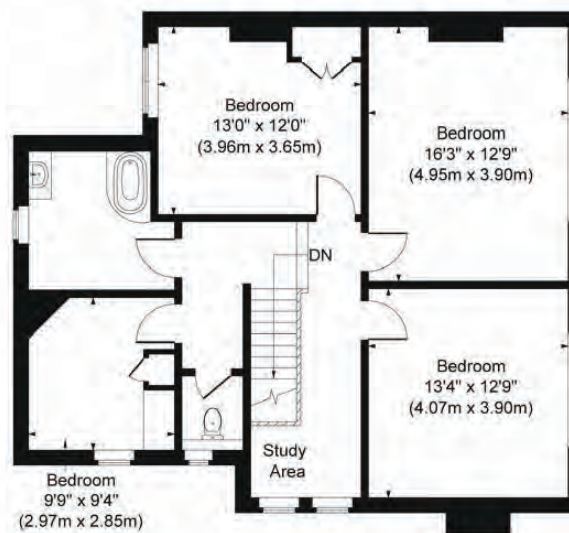
7 Barratt Lane, Attenborough
 Approximate Gross Internal Area
 Main House = 184 sq.m/1979 sq.ft
 Outbuilding = 4 sq.m/ 43 sq.ft
 Garage = 30 sq.m/ 321 sq.ft
 Total = 218 sq.m/2343 sq.ft



Garage



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		79
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Printed 08.05.2026





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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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