



**Potters Field Cliff Hill Lane, Aslockton,
Nottinghamshire, NG13 9AP**

£925,000

Tel: 01949 836678

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Stunning Detached Family Home
- Finished To A High Specification
- 4 Receptions
- Plot Approaching 1/4 Acre
- 4 Double Bedrooms
- Superb Open Plan Living Kitchen
- 3 Ensuites and Main Bathroom
- Air Source Heat Pump
- Generous Driveway & Double Garage
- Completed In 2022

An excellent opportunity to purchase a stunning, high quality family home completed in 2022 by well regarded local developer G S Developments and further enhanced by the current owners. The property combines both contemporary and traditional elements offering internal accommodation over two floors, exceeding 3,100 sq.ft., It includes a spacious principal suite which encompasses both ensuite facilities and a walk-in fitted dressing room. The property boasts a versatile layout, with four main reception areas, including a stunning open-plan living/dining kitchen which features a vaulted ceiling with twin, oak king post trusses and two runs of bifold doors, opening onto the property's garden and with views of open fields beyond. The kitchen is beautifully fitted with a generous range of built in units, finished in a heritage colourway complemented by granite preparation surfaces. In addition the property has three ensuites and a main family bathroom, all appointed with quality fixtures and fittings. The house features under floor heating to the ground floor, oak internal doors and offers elements of character expected of a more traditional dwelling.

The property occupies a well-proportioned plot approaching 1/4 of an acre, set back from the lane, with a gated driveway and a detached double garage.

The rear garden affords an excellent degree of privacy, looking out onto fields to both the side and rear elevations, linking back into the living/kitchen area, creating a perfect entertaining space.

Overall viewing is the only way to truly appreciate both the location and accommodation on offer.

MAIN ENTRANCE HALL

A spacious hallway featuring high ceilings, integrated storage, two cupboards and a contemporary oak and glass staircase rising to the first-floor galleried landing. The stylish tiled floor extends through the hallway and cloakroom, into the kitchen and utility.

LOUNGE

A large, dual aspect room with bay frontage, beautiful finished stone fire surround and mantel, granite hearth and inset solid fuel Charnwood stove.

DINING ROOM

A further versatile reception affording a delightful rear aspect view. The room is currently used as a formal dining room.

STUDY

Currently utilised as a home office but is large enough to be used as an additional sitting room or playroom, having views to the front.

DOWNSTAIRS CLOAK ROOM

Tastefully appointed with a contemporary suite comprising of a wall hung vanity unit with wash basin and wall mounted mixer tap, WC with concealed cistern, half tiled walls, electric towel radiator, wall mounted LED mirror and inset downlighters.

KITCHEN / LIVING / DINING AREA

A truly stunning, well proportioned, light and airy space, which creates a fantastic living / entertaining area. Having windows and bifold doors that open out onto the garden, generating a superb light flow and allowing the space to become the real hub of the home.

The initial area of this fantastic space is currently styled as a dining area; it is fitted with a range of wall and base units, with granite work surfaces which match the rest of the kitchen and allows it to seamlessly integrate into the kitchen.

The kitchen is a truly stunning, beautifully presented space, offering a wealth of character having a high vaulted ceiling with oak trusses, Velux windows and two runs of bifold doors with integral blinds. It offers a generous range of fitted wall and base units, granite work surfaces, a large centre island, which incorporates a breakfast bar and Neff induction hob with downdraft extractor. Further integrated appliances include twin Neff hide 'n' slide fan assisted ovens, dishwasher and a full height fridge and freezer.

To the rear is a welcoming family area completed with a Contura log burner.

UTILITY ROOM

Fitted with a generous range of wall and base units, granite work surfaces and stainless steel sink; plumbing for washing machine, and space for a tumble dryer. Door giving access to the side of the house.

LANDING

A generous and light filled space, having window to the front, access to loft space above and large fully shelved airing cupboard.

MASTER SUITE

A substantial double bedroom with wonderful views to the rear. This generous suite, links through into both an ensuite shower room and dressing room with full height fitted wardrobes and storage cupboards.

ENSUITE SHOWER ROOM

Beautifully appointed, having fully tiled walls and floor; featuring a walk-in shower with Mira digital handset and overhead ceiling rose; a contemporary suite with close coupled WC, vanity unit with inset washbasin, designer towel radiator, window to the side, downlighters and LED mirror.

DRESSING ROOM

A fantastic fully fitted dressing room, having full height wardrobes with overhead storage and an open shelved display area.

BEDROOM 2

A good sized front facing bedroom, with a bay window and the benefit of ensuite facilities.

ENSUITE SHOWER ROOM

Having double width shower enclosure with sliding door, wall mounted vanity unit and a range of fitted furniture, LED mirror and fully tiled walls and floor.

BEDROOM 3

A large double bedroom also benefitting from ensuite facilities, with views to the front.

ENSUITE SHOWER ROOM

Features a quadrant shower enclosure, close coupled WC and vanity unit, LED mirror, fully tiled floor and walls, towel radiator and window to the side.

BEDROOM 4

A large double bedroom with views to the rear.

MAIN BATHROOM

Beautifully appointed with a free standing bath and feature floor mounted mixer tap, double width shower enclosure with sliding door, wall mounted vanity unit with LED mirror, WC, fully tiled floor and walls, towel radiator and downlighters.

EXTERIOR

The property occupies a delightful, established, generous plot, approaching 1/4 of an acre, set back from the lane with established hedging and a granite chipping driveway, providing a considerable level of off road parking. The frontage is enclosed by feather edge board fencing and has various shrub borders.

An EV charging point is situated next to the timber courtesy gate, which provides access to the rear garden. The rear paved terraces link back to the bifold doors, allowing for a seamless entertaining experience between the kitchen and the outdoor space. The rear garden is mainly laid to lawn, with established borders and enclosed by timber fencing.

DOUBLE GARAGE

A double garage with electric sectional up and over door, pitched roof with useful eaves storage, power, light and outside tap.

ASLOCKTON

Aslockton is well equipped with amenities including a public house, well regarded primary school and catchment area for Toothill School, "The Larder" - a farm fresh shop with household sundries and deli, hourly bus services and railway station with links to Nottingham and Grantham. From Grantham, high speed trains link to London in just over an hour. There

is also a church and village hall, excellent sports facilities with cricket and football pitches and all weather tennis courts . Additional amenities can be found in the nearby market town of Bingham and the village is convenient for the A52 and A46 which provide good road access to the cities of Nottingham and Leicester, the A1 and M1.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band G

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains drainage, electric and water. Heating is supplied by an electric air source heat pump (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-
<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>

















GARAGE

GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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This image is for illustrative purposes only and does not represent legal boundaries

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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