

# Emma Terry Homes

*moving made personal*



## Hawton House, Chapel Lane

Epperstone, Nottingham, NG14 6AE

Guide price £1,150,000



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Hawton House on Chapel Lane, Epperstone is an immaculate and beautifully designed five-bedroom, four-bathroom detached residence set within almost 2 acres (approx.) of private grounds. This exceptional home effortlessly blends contemporary living with a peaceful rural setting, offering both luxury and practicality for modern family life.

At the heart of the property lies a stunning, expansive open-plan kitchen, dining and living space - finished to the highest standard and designed for seamless entertaining. The home benefits from underfloor heating throughout the first floor, creating warmth and comfort throughout the property.

The layout has been thoughtfully planned across three floors. The entire third floor forms a private self-contained suite, complete with its own bedroom, shower room and fully fitted kitchen, making it ideal for multi-generational living, visiting guests or even as an independent living space for older children.

Externally, the home continues to impress. The substantial plot, approaching two acres, offers complete privacy, extensive lawned areas and well-maintained gardens, while the stables add fantastic equestrian or storage opportunities. A sweeping private driveway provides ample parking and reinforces the exclusivity of this superb country home.

With its exceptional specification, large grounds and highly desirable village location, Hawton House is a true gem - a rare find offering modern luxury amidst a serene countryside setting.



## ENTRANCE HALL

Entrance door with obscure sidelights, under-stairs storage cupboard, underfloor heating, doors through to lounge and dining room and stairs to first floor.

## LOUNGE

11'11" x 21'11" (3.65 x 6.70)

Electric fire, underfloor heating, lamp sockets, UPVC double glazed window to side and sliding door to front.

## DINING ROOM

12'1" x 12'2" (3.69 x 3.71)

Underfloor heating, doors through to playroom and hallway and sliding door to front.

## PLAYROOM

13'6" x 9'6" (4.13 x 2.92)

Underfloor heating and UPVC double glazed window to rear.

## HALL

Doors through to WC and store.

## WC

Enclosed toilet system WC, wash hand basin with mixer tap in vanity unit, underfloor heating and UPVC double glazed obscure window to rear.

## STORE

## KITCHEN/BREAKFAST ROOM

21'11" x 26'10" (6.70 x 8.20)

A variety of soft close wall and base units including pull-out cupboards and pan drawers, 1 1/2 bowl sink with worktop drainer and boiling water tap, integrated fridge/freezer and dishwasher, induction hob and extractor fan, wine cooler, built-in steam oven, oven with warming draw and microwave combi oven. Two UPVC double glazed windows to side and sliding doors to side and rear.

## LANDING

Two central heating radiators, UPVC double glazed window to front, UPVC double glazed window to rear, access to reading room and doors through to Master Bedroom, Bedroom 2, 3, 4, Shower Room and spiral staircase to second floor.

## MASTER BEDROOM

21'11" x 18'2" (6.70 x 5.55)

A central heating radiator, doors through to Ensuite and Walk-in Wardrobe and sliding glass door to balcony.

## ENSUITE

Enclosed toilet system WC, wash hand basin with mixer tap in vanity

unit, double ended bath, walk-in shower cubicle with handheld and waterfall showerheads, heated towel rail and UPVC double glazed window to side.

### WALK IN WARDROBE

A central heating radiator, motion sensor light and UPVC double glazed window to side.

### BEDROOM 2

A central heating radiator, fitted wardrobe, UPVC double glazed window to front and door through to ensuite.

### ENSUITE

Enclosed toilet system WC, wash hand basin with mixer tap in vanity unit, walk-in shower cubicle with handheld and waterfall showerheads and motion sensor light.

### BEDROOM 3

11'11" x 13'11" (3.65 x 4.26)

A central heating radiator and UPVC double glazed window to front.

### BEDROOM 4

11'11" x 7'5" (3.65 x 2.28)

A central heating radiator and UPVC double glazed window to side.

### SHOWER ROOM

Enclosed toilet system WC, wash hand basin with mixer tap in vanity unit, separate shower cubicle, heated towel rail and UPVC double glazed obscure window to rear.

### STAIRS TO SECOND FLOOR

### BEDROOM 5

22'3" x 18'1" (6.79 x 5.53)

Two central heating radiators, access to eaves storage, two Velux windows, a Gable End window and doors through to kitchen and shower room.

### KITCHEN

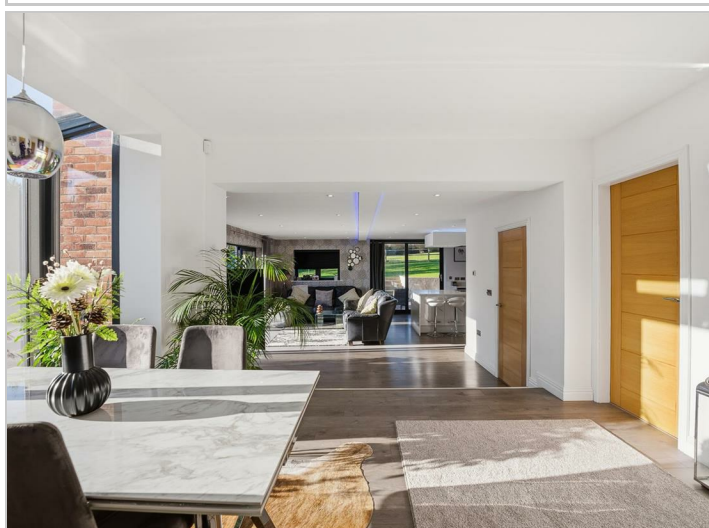
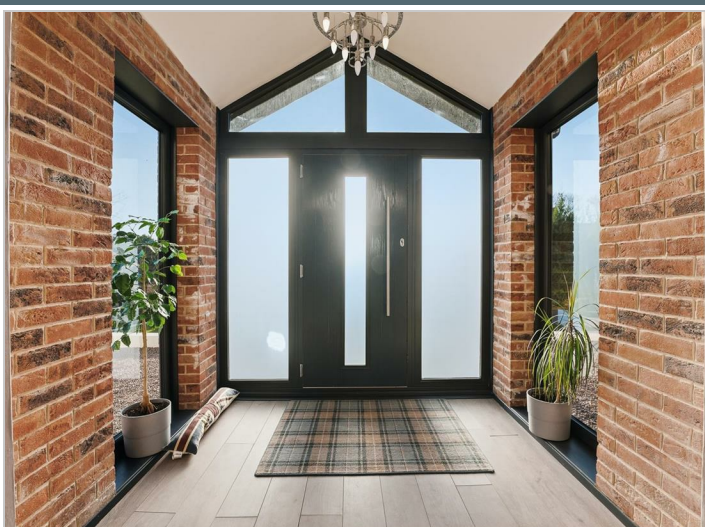
Wall and base units, sink with mixer tap, induction hob, space for small fridge/freezer and access to eaves storage.

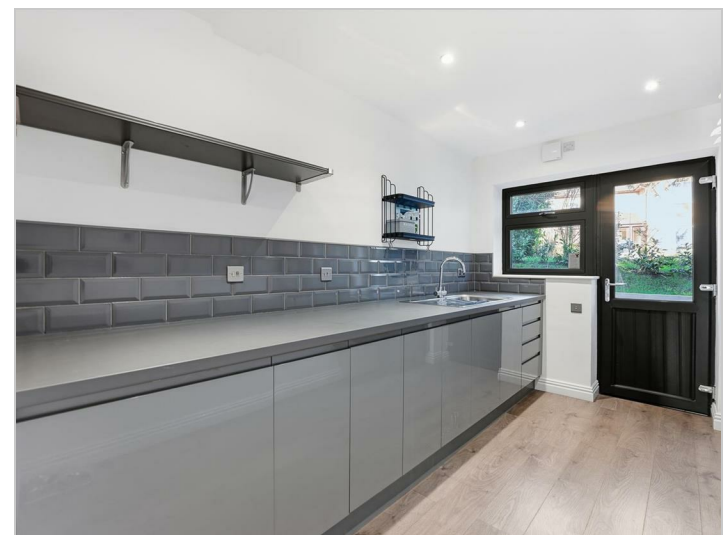
### SHOWER ROOM

Low level flush WC, wash hand basin with mixer tap in vanity unit, walk-in shower with handheld and waterfall showerhead, access to eaves storage and two Velux windows.

### OUTSIDE

The property sits proudly behind a long sweeping driveway, offering generous parking and a wonderful sense of arrival. The grounds extend to approximately two acres, made up of beautifully kept formal lawns, mature trees and well-established planting that provides both colour and privacy throughout the seasons. To the rear, the land opens out into a peaceful expanse ideal for families, pets or equestrian use, with stables and paddock space positioned neatly to one side. Multiple seating areas are dotted around the gardens, creating perfect spots to relax, entertain or enjoy the surrounding countryside views.









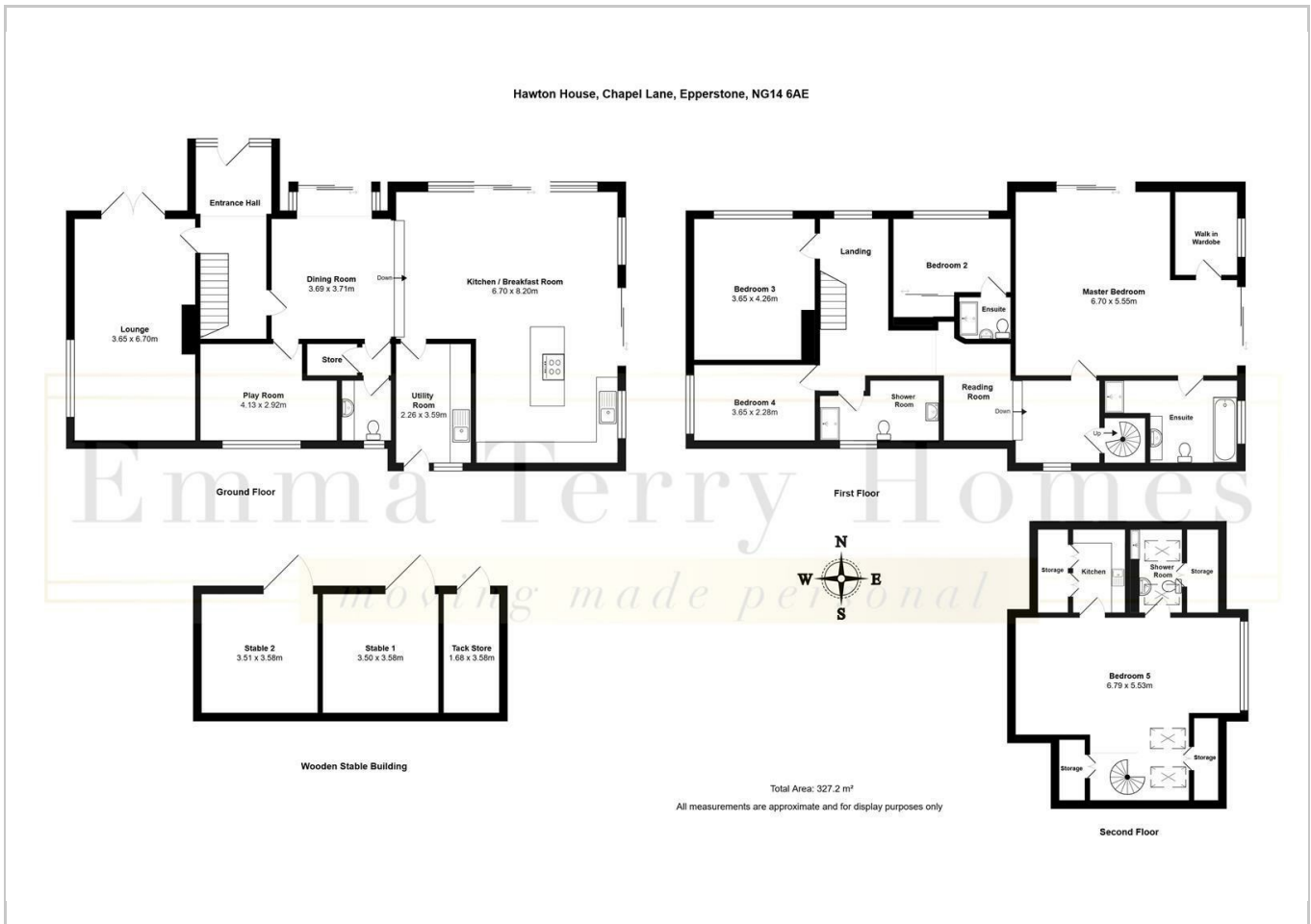
## Road Map



## Hybrid Map



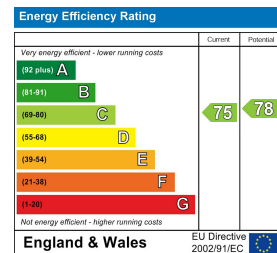
## Terrain Map



## Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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