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your property experts

# Jubilee House

Landcroft Lane, Sutton Bonington

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- Handsome and semi-rural detached family home
- Seamless blend of period charm and contemporary living
- Private grounds extending to approximately 0.35 of an acre
- Set behind electric gates with a sweeping driveway
- Five good-sized bedrooms and four bathrooms
- Five reception areas, including a centrepiece 'living' kitchen
- Beautifully manicured wrap-around gardens
- Self-contained and detached annexe suite

## General Description

Smiths Property Experts are favoured with instructions to market Jubilee House, an exciting opportunity to acquire a period family home set behind electric gates in private grounds extending to circa 0.35 of an acre.

The property is presented in excellent condition and offers a rare 'lifestyle home' in this highly regarded Rushcliffe village location. The gardens are beautifully manicured. There is a sweeping, gravel-laid driveway, and a detached self-contained annexe suite.







## The Main House

Dating back in the original part to the 1920s, the main house is a fine example of a handsome and semi-rural family home with a seamless blend of period charm and contemporary living. The current owners have curated a unique and special family home comprising five reception areas, four good-sized bedrooms, and three bathrooms.

The layout includes an oak-fronted entrance hall, a dining room, a sitting room, a library/study, and a bay-fronted snug. In addition, there is a stunning centrepiece 'living' kitchen with a modern extension having a vaulted ceiling and glazed bi-fold doors opening out onto the garden. The bespoke kitchen is designed in a shaker style and installed by the locally revered Charnwood Kitchens. There is Oak Parquet flooring and a natural stone fireplace in the living area. The accommodation includes a WC, a cloak cupboard, and a useful utility room.

Upstairs, a pretty split landing gives access to four double bedrooms and a family shower room. The second bedroom has en-suite facilities, and the impressive dual-aspect principal bedroom suite benefits from fitted wardrobes and a most impressive five-piece private bathroom suite. Of note are the many views and aspects of the grounds from the internal living spaces.









## The Annexe

Formerly a detached double garage, the property now has a self-contained and detached annexe suite ideal for extended family living, a home office, or a gym space. The suite is laid over two floors and has a large open-plan layout. It includes a living and dining space with a fitted kitchenette, a separate shower room, and, upstairs, a large double bedroom.

## Floor Area

Main House 2,549 square feet

Annexe 523 square feet

Total Floor Area 3,072 square feet  
(measurements are approximate)

## Gardens and Grounds

To the front, there is a deep lawned verge and hedgerow with electrically operated timber gates. A gravel-laid sweeping driveway with manicured gardens befits the house. To the left-hand side is the annexe.

The house is centrally located within its grounds, allowing the current owners to establish impressive and spectacular wrap-around gardens with extensive lawns, borders, box hedging, and mature trees. There is a raised vegetable patch and several entertaining and seating areas, including a covered veranda to the immediate rear of the main house that is accessible from the dining room and a wonderful spot for 'Al Fresco' dining.







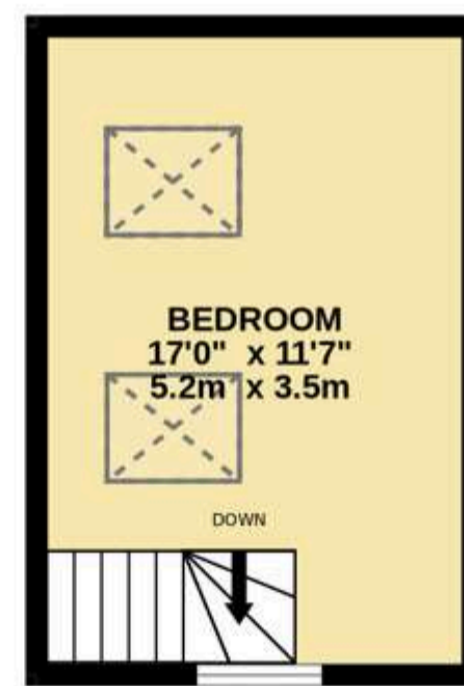
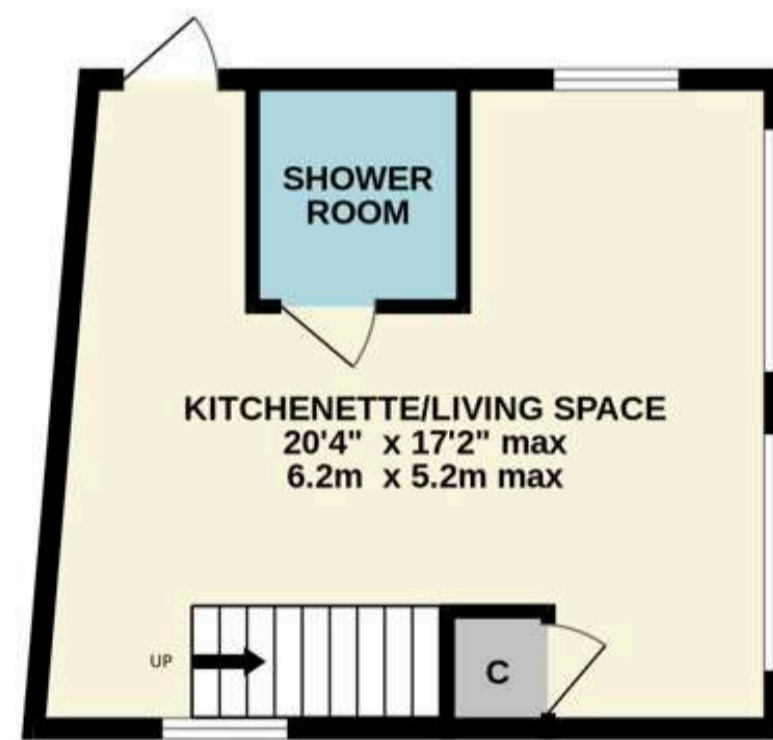
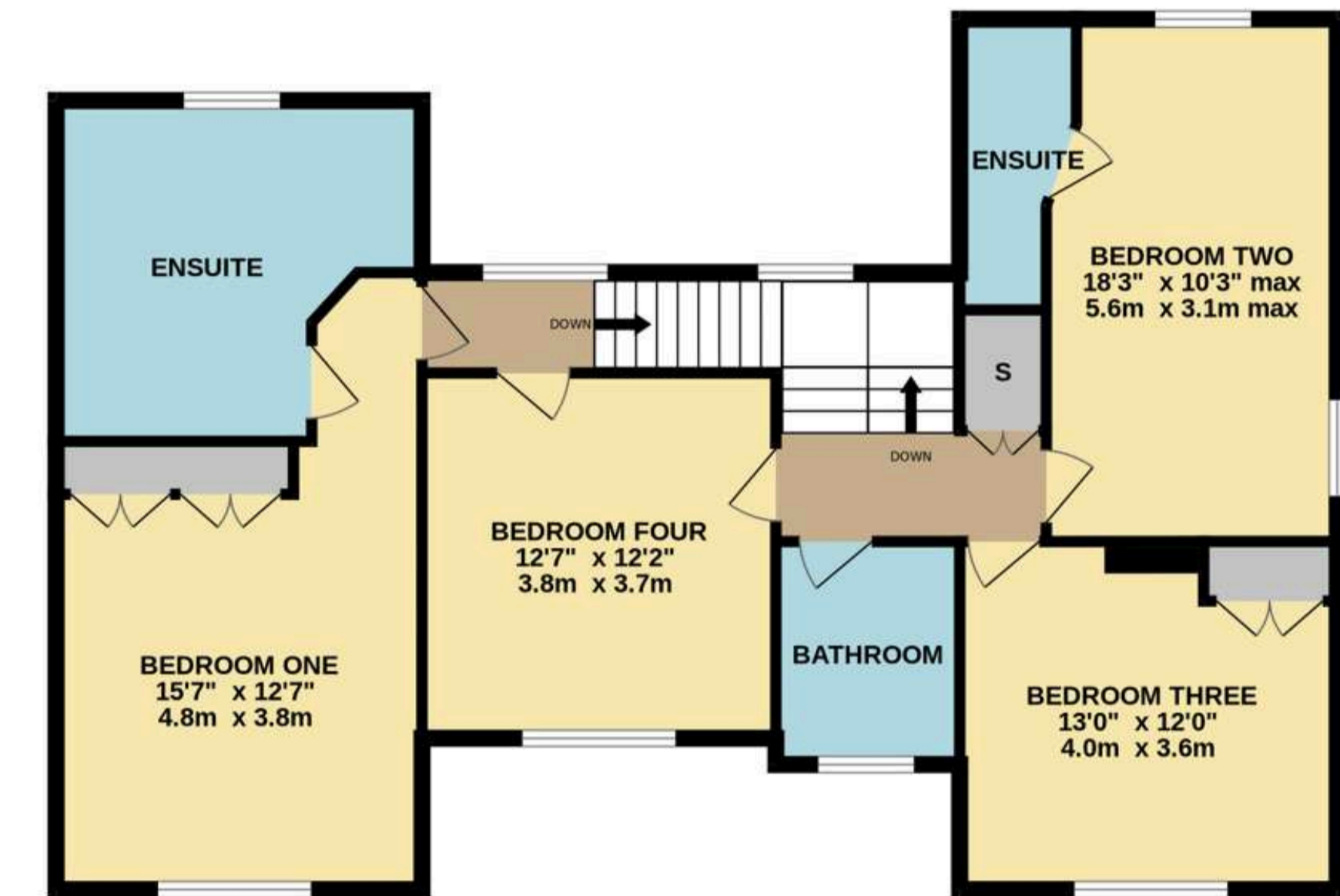
## The Location

The property is set back from the desirable Landcroft Lane, between the village settlements of Sutton Bonington and West Leake. The Star Inn is within a two-minute walk. This sought-after village of Sutton Bonington offers an excellent primary school, a choice of public houses, a post office, and a village shop. There is easy access to Nottingham, Derby, and Loughborough, as well as East Midlands Airport and Parkway Railway Station, with direct links to London St Pancras.

## Distances

Loughborough 7 miles, Nottingham 12 miles, Leicester 19 miles, Loughborough Train Station 7 miles (trains to London St Pancras from 1h 15m), East Midlands Airport 6 miles, Loughborough Endowed Schools 8 miles and Ratcliffe College 15 miles and (distances and timings are approximate).





TOTAL FLOOR AREA : 3072 sq.ft. (285.4 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.

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## Property Information

EPC Rating: E.

Tenure: Freehold. Council Tax Band: F.

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.

## Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.



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