



Smiths  
your property experts

# Ashbourne

Manor Park, Ruddington

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- Impressive and well-proportioned detached home
- Exceptional grounds extending to approx. 0.3 of an acre
- Generous sitting room with direct garden access
- Lovely, fully fitted kitchen and a dining room
- Four good-sized bedrooms and two bathrooms
- Oversized detached double garage and off-road parking
- Private gardens and a superb insulated garden room
- Within walking distance of the fully serviced village centre



## General Description

Smiths Property Experts are favoured with instructions to market this impressive detached home occupying private and mature grounds extending to approximately 0.3 of an acre in the highly sought-after Manor Park conservation area in Ruddington.

The property has been a wonderful and loved home to the current owners for 30+ years, offering comfortable and well-proportioned living accommodation over two floors in this private and exclusive residential setting. Within a few minutes' walking distance is the fully serviced village centre and a full host of amenities, and public transport options into Nottingham City centre.





## Main House

Built in 1980, the house is of modern construction. There are full mains services, and the house benefits from double glazing throughout. In our opinion, the property is presented in very good condition, and as a blank canvas for a purchaser to put their own stamp on and potentially update in a modern vernacular.

The living accommodation is laid across two floors, and comprises, in brief, an entrance porch, a hallway, a WC, a dining room, a large sitting room with direct garden access, a snug, and a study. There is also a fully fitted kitchen and a separate utility room with direct driveway access.

Upstairs, the central landing leads in turn to four good-sized bedrooms and the family bathroom. The principal bedroom has plentiful storage and separate en-suite facilities.

## The Outside

Set behind a sweeping gated driveway, the property sits in exceptional grounds extending to 0.3 of an acre or thereabouts. There is an oversized detached double garage, off-road parking for numerous vehicles, and two main garden spaces to either side of the main house. The gardens are private and mature, with central lawns and fully stocked borders.

Of particular note are the aged and protected trees. There is a superb garden room installed to the Northerly edge of the grounds, with insulation, power and lighting. The room has bi-folding doors opening onto the gardens. There is also a covered entertaining terrace on the right-hand side.





## The Location

Ruddington is a sought-after village two miles south of Nottingham City centre. There is a well-regarded country park, excellent primary and secondary schooling options, and a full host of amenities. The village centre is bustling, and there are a number of eateries and public houses. Transport links are excellent into the city, and to nearby Loughborough, Derby, and beyond.

## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: G.

Local Authority: Rushcliffe Borough Council.

## Distances:

Nottingham City Centre 6 miles, Derby City Centre 18 miles, London via East Midlands Parkway station 1 hour 28 minutes, East Midlands Airport 11 miles.

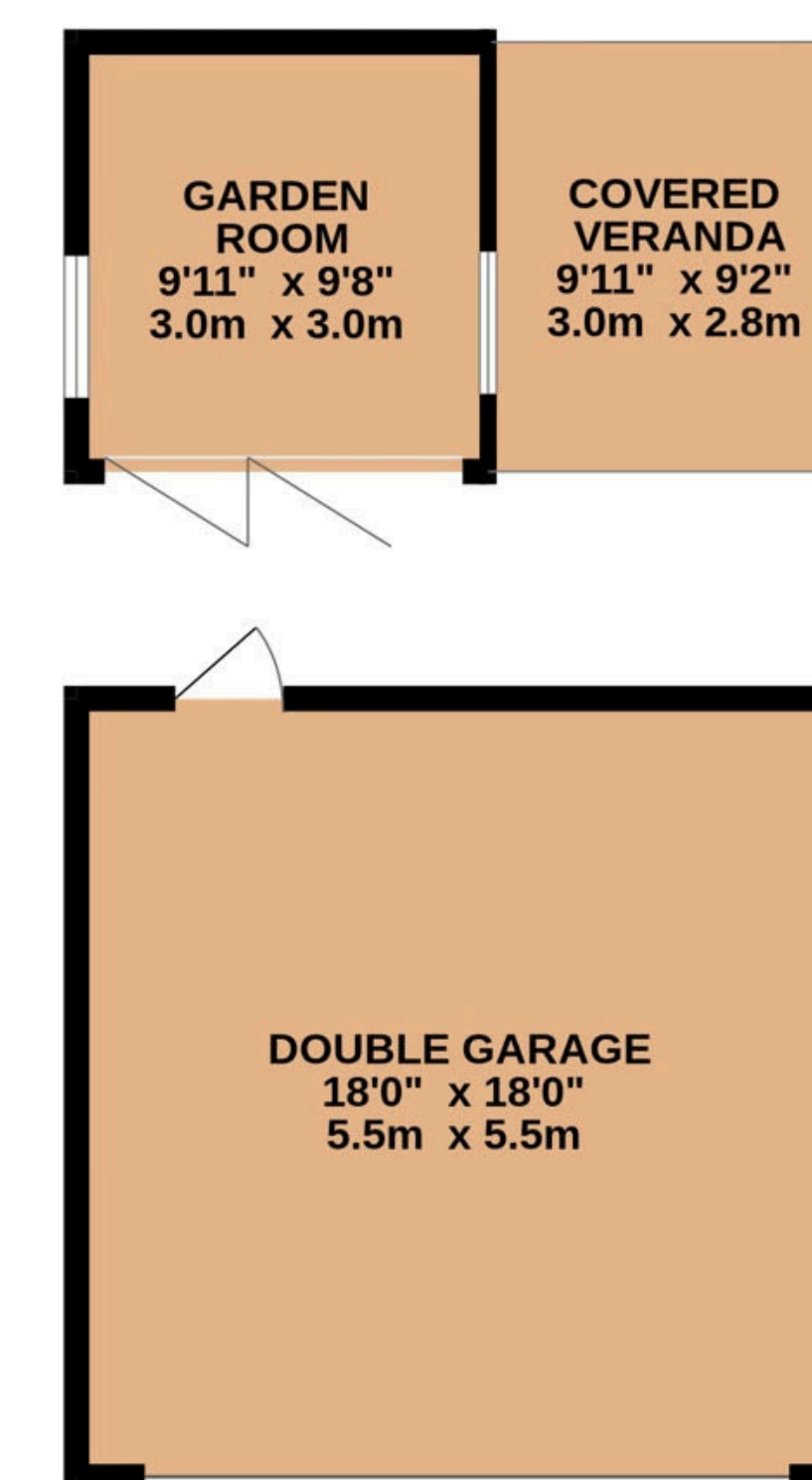
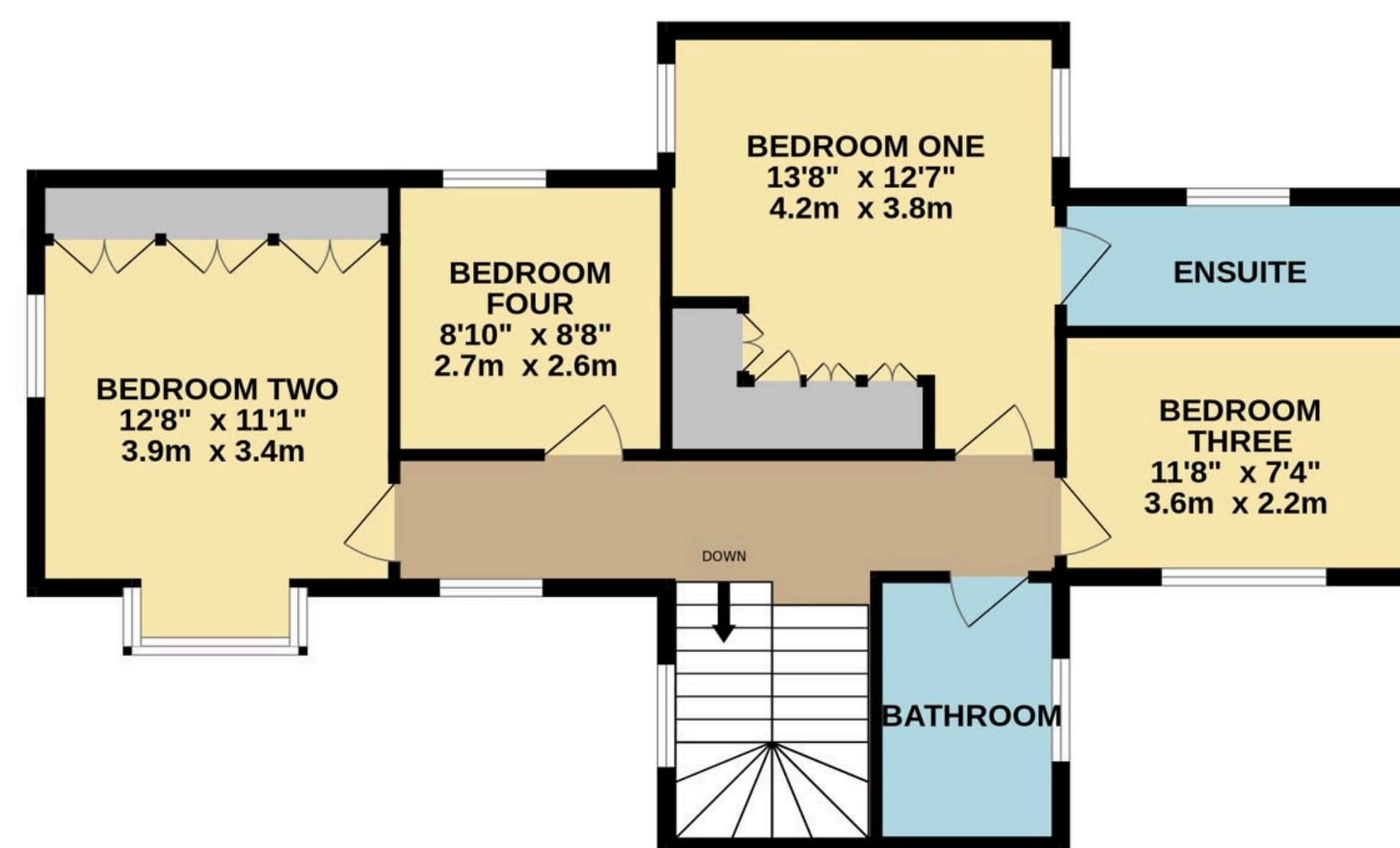
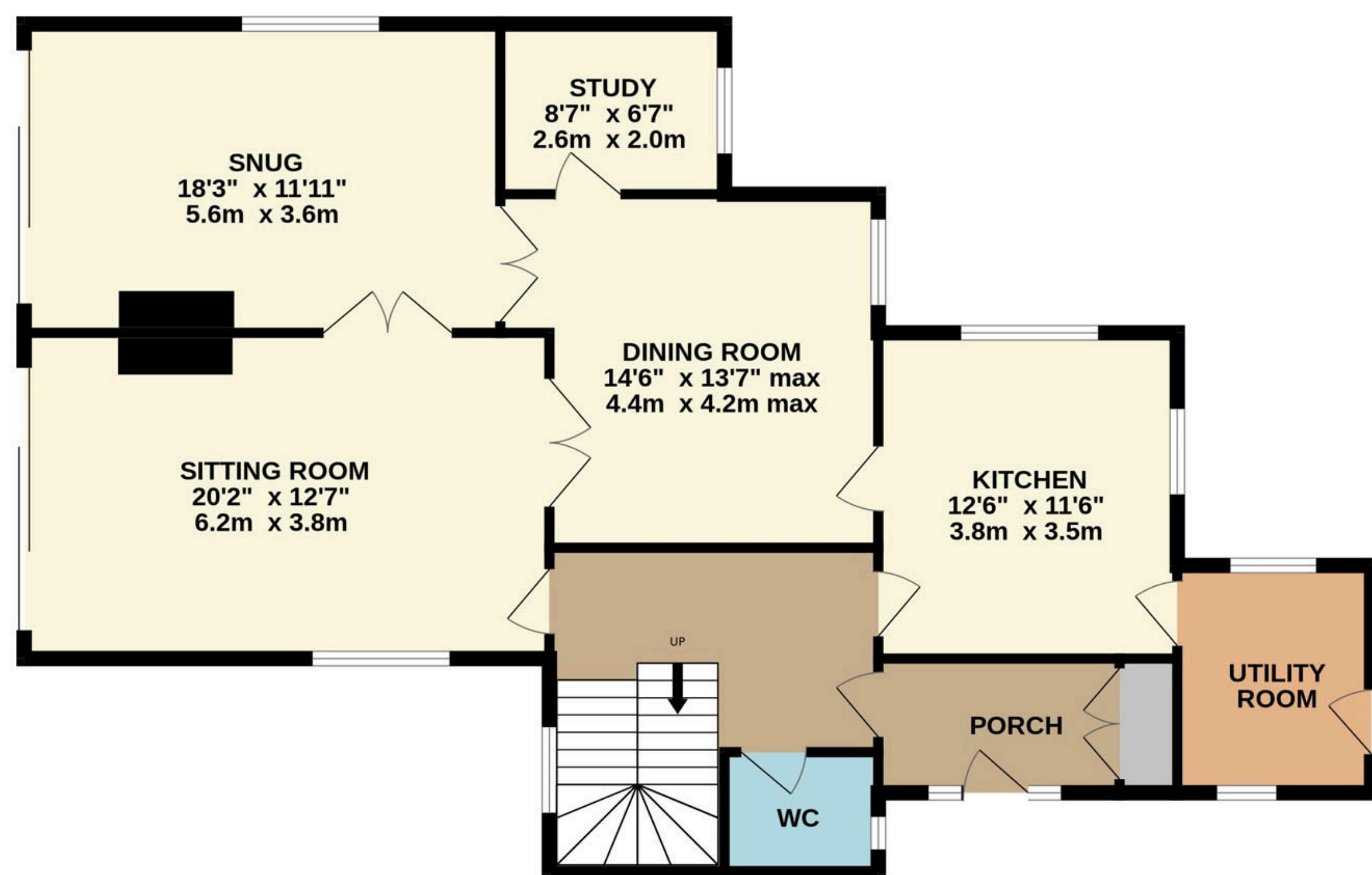
Ratcliffe College 18 miles, Nottingham High School 7 miles, Loughborough Grammar School 12 miles, Loughborough University 16 miles.

(distances and timings are approximate).



## 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.



TOTAL FLOOR AREA : 2373 sq.ft. (220.4 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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