



**Woodlands, Lowdham Lane, Woodborough,  
Nottinghamshire, NG14 6DN**

**Offers Around £1,375,000**

**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Stunning Detached Period Home
- Thoughtfully Renovated & Modernised
- Outdoor Swimming Pool
- Plot IRO 3.8 ACRES
- Wonderful Elevated Edge of Village Location
- Approx 3,250 sq ft of Accommodation
- 5 Double Bedrooms & 4 Reception Areas
- Stunning Open Plan Living Dining Kitchen
- Generous Detached Garage/Workshop
- No Upward Chain

We have great pleasure in offering to the market this truly stunning detached Georgian home, set in an enviable elevated position almost 250 meters back from the lane, with its own private tree lined sweeping driveway to a plot that extends to approximately 3.8 acres.

Over recent years the property has seen a complete transformation. Sympathetically renovated, extended and modernised throughout, carried out to a high specification with a great deal of thought and attention to detail, retaining and reintroducing much of its original character, which begins with its attractive double fronted facade with Georgian style sash effect windows, and central portico with balcony above. The property affords a wonderful panoramic view in a stunning location on the edge of this well regarded village.

The property has been beautifully updated with modern but traditional style fittings, and has a stunning open plan living dining kitchen benefitting from windows to three elevations, as well as French doors leading out into the westerly side of the gardens. The kitchen is beautifully designed with contemporary shaker style units complementing the original era of the house, and benefits from modern high specification integrated appliances and stone preparation surfaces including a large central island, and is open plan to a living area with a beautiful fireplace. The property boasts attractive deep skirtings and cornicing, high ceilings, and traditional style column radiators, under floor heating to the ground floor, updated bathrooms providing modern but traditional style suites and many of the rooms offering their own fireplaces.

The property is particularly versatile in its layout offering around 3,250 sq ft of accommodation, including 4 reception areas, ground floor shower room and laundry, all leading off a substantial central hallway. To the first floor are five double bedrooms with the master suite being particularly impressive offering a dual aspect and tastefully appointed ensuite bathroom. Bedrooms two and three are serviced by a central Jack n Jill ensuite and there is a separate family bathroom. All leading off an attractive central landing with access out onto a balcony which provides superb far reaching views.

As part of the renovations, there was a great deal of thought regarding improving the property's efficiency with insulated rendered elevations, double glazed windows in a traditional style, rewired and replumbed, up to date oil central heating, under floor heating to the ground floor and pressurised hot water system which all combined offers the attractive aesthetics of a period home with the benefits of modern living.

As well as the main accommodation, the property occupies a simply stunning plot accessed off a sweeping driveway which rises to its elevated position offering a substantial level of off road parking and large detached garage/workshop to the rear, which has been rendered to mimic the main house, and an additional modern barn ideal for storage or further car parking. The grounds extend to approximately 3.8 acres with lawned gardens, well stocked with established trees and shrubs, and including an outdoor swimming pool.

Overall this is a truly unique home in a wonderful setting, and would be perfect for families either upsizing or relocating into this well regarded area of Nottinghamshire.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

The village of Woodborough offers a lovely community atmosphere and benefits from two public houses, village shop/post office, local school with excellent Ofsted rating and the village is well placed particularly for commuting, especially into Nottingham with convenient road links to the A46 and A52.

A PERIOD STYLE TIMBER ENTRANCE DOOR WITH DOUBLE GLAZED SIDELIGHTS LEADS THROUGH INTO AN IMPRESSIVE:

### **ENTRANCE HALL**

44'7 x 7'10 (13.59m x 2.39m)

An impressive entrance running the full depth of the property and having high deep corniced ceiling with inset downlighters, period style spindle balustrade staircase with traditional style panelling, deep skirting, stone tiled floor with underfloor heating, period style doors with deep architrave surround and within the hall is a built in cloaks cupboard having further double glazed exterior door with sidelights leading to the rear.

### **CELLAR**

8 x 8 (2.44m x 2.44m)

Accessed under the main staircase is a door leading via stone steps to a useful cellar, with barrel vaulted ceiling and perimeter thrawls. This provides storage or would make an excellent wine cellar.

### **STUDY / PLAYROOM**

13'11 x 11'10 (4.24m x 3.61m)

A versatile reception having high deep corniced ceiling, continuation of the tiled floor with underfloor heating, double glazed sash windows to the front and rear affording wonderful panoramic views. The focal point of the room is a double sided chimney breast with contemporary solid fuel stove and open doorways leading through into:

## SNUG

13'11 x 9'10 (4.24m x 3.00m)

A further versatile reception space having continuation of the tiled floor with underfloor heating, high corniced ceiling, deep skirting, double glazed sash window to the side and door to:

## GYM

11'10 x 6'11 (3.61m x 2.11m)

Having continuation of the tiled floor with underfloor heating, deep skirting, high corniced ceiling with inset downlighters, double glazed sash window to the side.

## LIVING DINING KITCHEN

A fantastic well proportioned open plan light and airy everyday living/entertaining space, benefitting from double glazed sash windows and bifold doors into the garden, as well as westerly aspect to the side flooding this room with light.

## LIVING AREA

43'4 x 14'0 (13.21m x 4.27m)

This initial reception area is large enough to accommodate both living and dining areas, having double glazed aluminium bi-fold doors to the west, continuation of the tiled floor with underfloor heating, chimney breast with fireplace having exposed brick back and open grate, high corniced ceiling and leading into:

## KITCHEN AREA

Beautifully appointed with a generous range of built in units with near full height dresser units, alcove providing wine rack and space for free standing American style fridge freezer, large central island unit with lighting above, stone preparation surfaces and upstands, under mounted sink, Rangemaster cooker with Miele combination microwave and coffee machine above, integral dishwasher, continuation of the stone tiled floor with underfloor heating, deep skirting, inset downlighters to the ceiling and bi-fold doors into the garden.

## SHOWER ROOM

8'6 x 4'11 (2.59m x 1.50m)

Appointed with shower wet area with glass screen and wall mounted rainwater rose, tiled vanity area with granite surface and rectangular wash basin, low flush wc with concealed cistern, slate tiled splashbacks and floor, contemporary towel radiator and inset downlighters to the ceiling.

## LAUNDRY ROOM

12'10 x 6'5 (3.91m x 1.96m)

Having space for numerous free standing appliances including plumbing for washing machine, floor standing Grant oil fired central heating boiler, towel radiator, double glazed sash windows to the rear and side, access into an airing cupboard which houses the Worcester pressurised hot water system.

FROM THE ENTRANCE HALL A GEORGIAN STYLE BESPOKE STAIRCASE RISES TO THE FIRST FLOOR:

## GALLERIED LANDING

34'10 x 8'2 (10.62m x 2.49m)

An impressive galleried landing having high deep corniced ceiling with inset downlighters and further pendant lighting, three contemporary column radiators, deep skirting and architrave, access to a large loft void above and doors to:

## MASTER BEDROOM

22'10 x 14'4 (6.96m x 4.37m)

A well proportioned light and airy bedroom boasting views to the front and side elevations with panoramic aspect for miles. Having high deep corniced ceiling, chimney breast with solid fuel stove and wiring for flat screen TV above, deep skirting, contemporary column radiators, sash windows to the front and side elevations and door to:

## ENSUITE BATHROOM

13'11 x 7'4 (4.24m x 2.24m)

Appointed with a modern but traditional style suite comprising twin free standing roll top slipper baths, double length shower enclosure with glass screen and tiled surround, wall mounted shower mixer with handset and rose over, vanity unit providing storage and marble surface over with under mounted elliptical basins, close coupled wc, contemporary radiator, heated towel rail, high corniced ceiling with inset downlighters, double glazed sash window to the side.

## BEDROOM 2

12'11 x 12'1 (3.94m x 3.68m)

Benefitting from a dual aspect with double glazed sash windows to the side and rear elevations, high corniced ceiling with inset downlighters, deep skirting, contemporary column radiators, door to:

## JACK & JILL ENSUITE BATHROOM

11'3 x 9'0 (3.43m x 2.74m)

This room services both bedrooms 2 and 3, having a modern but traditional style suite comprising free standing roll top double ended bath with central mixer tap, double length shower enclosure with sliding glass screen and wall mounted shower mixer, close coupled wc with concealed cistern, vanity unit with polished stone surface and under mounted wash basin, tiled splashbacks, deep skirting, combination column towel radiator, high corniced ceiling with inset downlighters, obscure glazed light through to the landing and double glazed sash window at the rear. A further door leads through into:

## BEDROOM 3

12'10 x 11'11 (3.91m x 3.63m)

A further double bedroom having high corniced ceiling with inset downlighters, contemporary column radiators, double glazed sash windows to the side and rear elevations.

#### **BEDROOM 4**

14'4 x 11'8 (4.37m x 3.56m)

A further double bedroom having dual aspect with double glazed windows to the side and front with superb far reaching panoramic views, high deep corniced ceiling with inset downlighters, built in wardrobes with overhead storage cupboards, deep skirting, column radiators.

#### **BEDROOM 5**

14'1 x 7'2 (4.29m x 2.18m)

A versatile room which would provide a generous single bedroom, alternatively would make an excellent dressing room, nursery or home office, having high deep corniced ceiling with inset downlighters, deep skirting and double glazed sash window to the side.

#### **BATHROOM**

14'4 x 9'9 max (4.37m x 2.97m max)

Appointed with large double length shower enclosure with glass screen and wall mounted shower mixer with body jets, independent handset and rainwater rose over, vanity unit with marble surface and under mounted his & hers wash basins, free standing double ended slipper bath with chrome mixer tap and integral shower handset, close coupled wc, traditional style panelling to the walls, towel radiator, built in linen cupboard, marble style tiled floor, deep skirting, high corniced ceiling with inset downlighters and double glazed sash window to the side.

#### **EXTERIOR**

The property occupies a simply stunning generous plot accessed off a sweeping driveway which rises up to the beautiful elevated position of the property which affords panoramic views across adjacent paddocks and beyond. The main garden/paddock area approaches 3.8 Acres, with formal gardens surrounding the property, well stocked with an abundance of trees and shrubs as well as an outdoor swimming pool. There is a considerable level of off road parking which sweeps around to the rear of the property where there is a substantial detached double garage/workshop, and an additional modern barn which is ideal for storage or additional car parking.

#### **COUNCIL TAX BAND**

Gedling Borough Council - Tax Band F.

#### **TENURE**

Freehold

#### **ADDITIONAL NOTES**

Property has mains electric and water but has its own private drainage (septic tank). Central heating is oil fired (installed in 2016/2017)

The main driveway is in ownership of the property but there is an initial shared elements which gives a right of way to the adjacent dwelling (there are shared maintenance costs on this element). (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>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

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









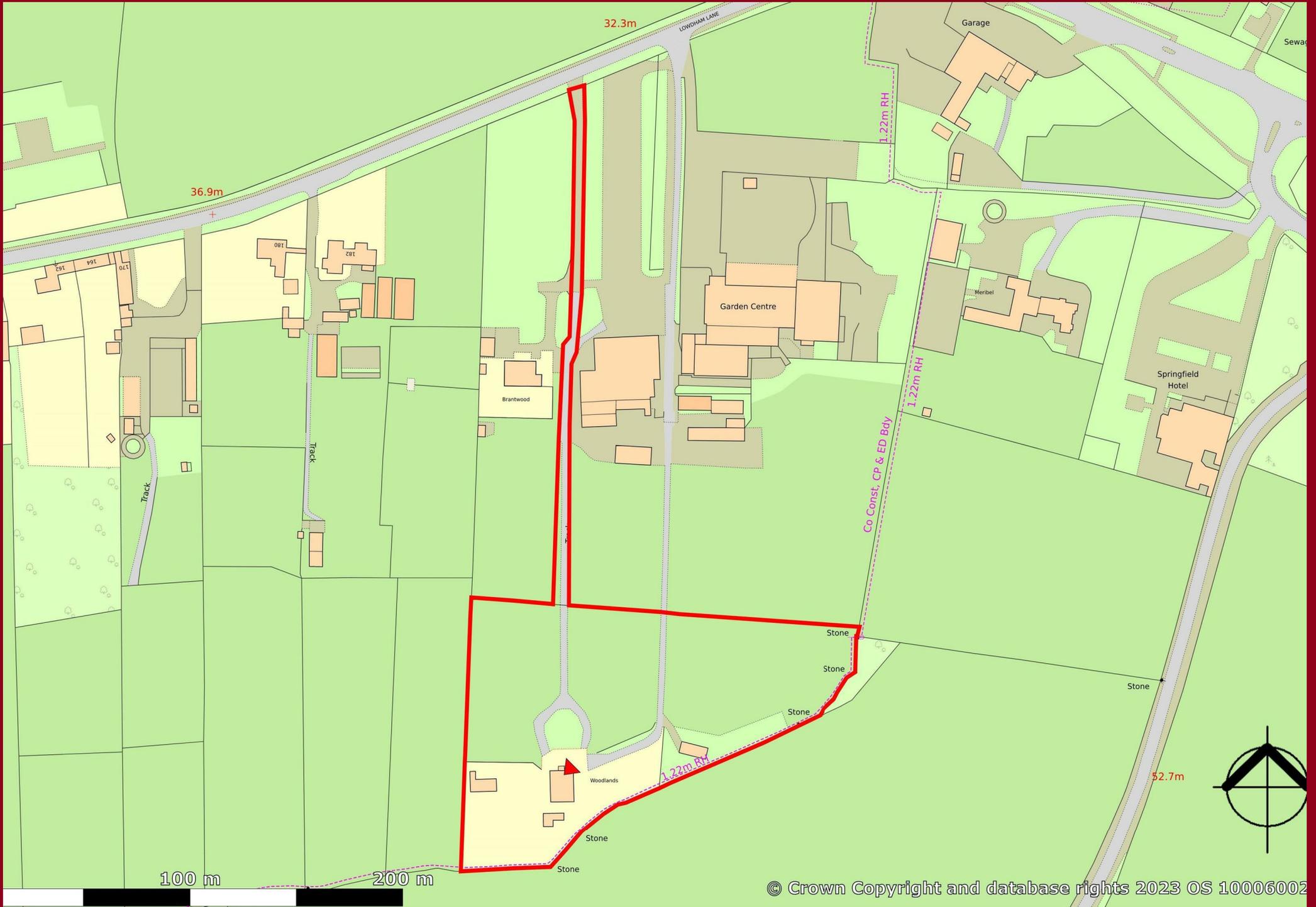


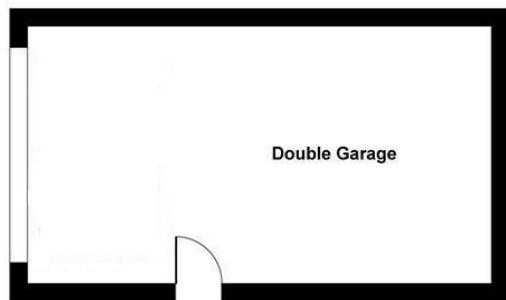




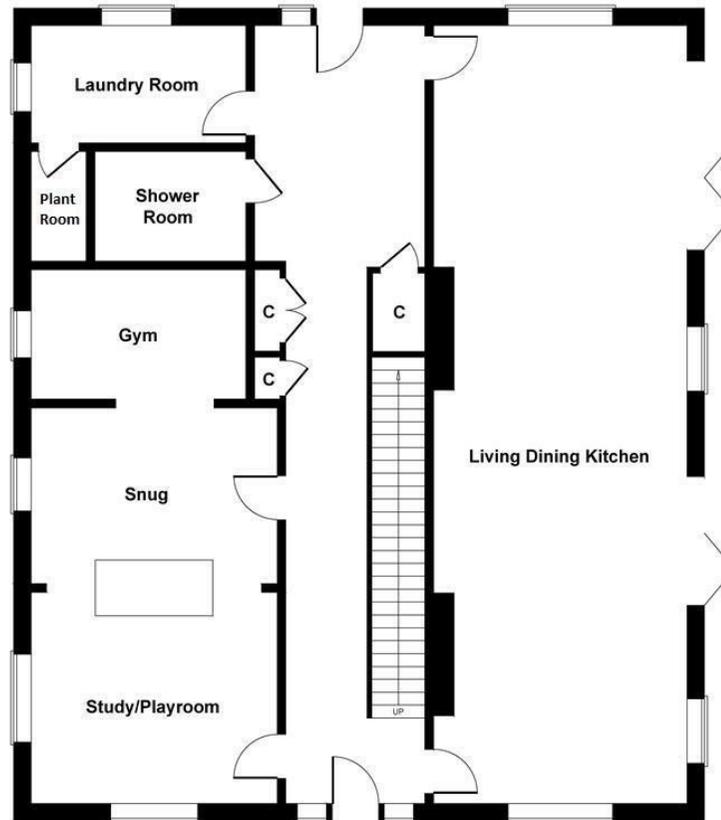




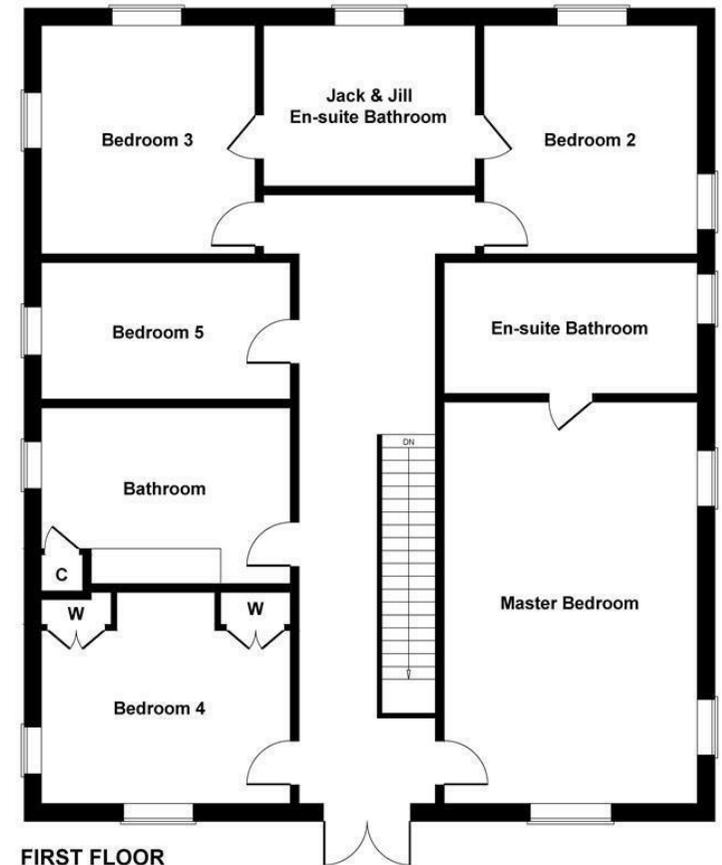




**GARAGE**



**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.

Produced by Potterplans Ltd. 2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	80
EU Directive 2002/91/EC		

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



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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Surveyors, Estate Agents, Valuers, Auctioneers