

SUPERIOR HOMES

ROYSTON & LUND



Wood View Oak Tree

Tollerton | NG12 4HJ

Guide Price £1,000,000

****GUIDE PRICE: £1,000,000 - £1,100,000** PROCEEDABLE BUYERS ONLY!**

This stunning detached property sits within a beautifully maintained, award-winning gated community of 10 sustainable eco homes. Nestled in the sought-after village of Tollerton, Woodview offers a rare balance of beautifully designed family living in an exceptional natural setting.

From the moment you arrive, the property feels both welcoming and impressive. Designed for modern family life, Woodview provides generous, light-filled spaces suited to everyday living, entertaining, or quiet relaxation. The house features five well-proportioned double bedrooms, offering comfort and flexibility for family and guests. Large windows frame views of the gardens and woodland, keeping nature ever-present.

A standout feature is the versatile games room with its own en suite, ideal as guest accommodation, a private retreat for older children, or a dedicated entertaining space.

Step outside and the appeal continues. Set within almost two acres of private grounds, including your own woodland, Woodview is a haven for wildlife. Deer, badgers, bats, pheasants, foxes and a variety of birds bring the landscape to life throughout the year. Mornings begin with birdsong, summer evenings unfold beneath mature trees, and children have space to explore and create their own adventures.

The grounds are designed for enjoyment. A football pitch offers endless fun, while the chicken enclosure, productive garden and growing spaces support a more sustainable lifestyle. A shared tennis court and nearby village park provide further opportunities for outdoor activity.

Despite its peaceful setting, Woodview remains well connected. Tollerton is one of Nottinghamshire's most desirable villages, with an excellent primary school, an award-winning community pub (UK Camra Pub Of The Year), local amenities and a strong community, all within easy reach of Nottingham city centre.

Circa £50 per month management fee for the grounds.





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- PROCEEDABLE BUYERS ONLY
- FIVE Bedroom Detached Family Home
- Your Very Own Woodland Area
- Communal Tennis Court
- Private Complex
- Separate Office/Music Room
- Double Driveway And Garage
- High Quality Fixtures And Fittings
- Access To Communal Nature Reserve And Allotment
- In The Catchment Area For Well Regarded Schools And Excellent Transport Links







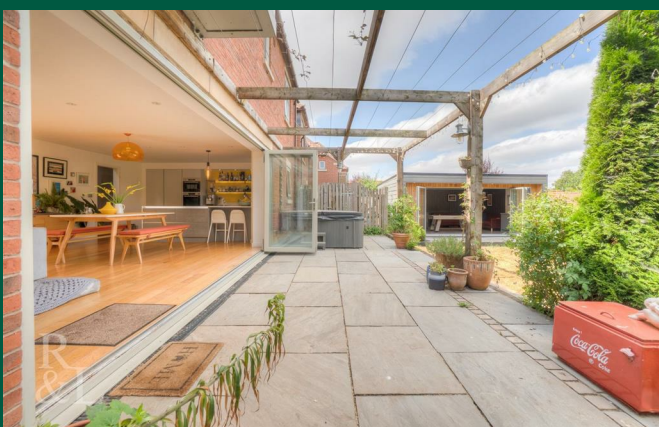


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A Note from the Owners

One of the greatest joys of living at Woodview has been sharing our home with the incredible wildlife that visits the grounds. Our woodland wildlife cameras have captured deer, badgers, foxes and other woodland visitors wandering through after dark, offering a fascinating glimpse into the life of the woodland while reassuring us that these larger animals are largely nocturnal.



During the day, the gardens are peaceful and alive with birdsong. Woodpeckers, pheasants and countless garden birds are regular visitors, while the woodland provides a wonderful sense of privacy and calm. It truly feels like living in the countryside, yet with the convenience of village life just beyond the gate.

We've loved watching our children explore the woodland, fly past on the zip wire, play football on the pitch, care for the chickens and simply enjoy the freedom that this space offers. On sunny afternoons, we've wandered over to the shared tennis court for a game before returning home to relax in the garden. Having those facilities on your doorstep, alongside so much private outdoor space, has been a real luxury.



Woodview has been much more than a house to us—it has been a place where family memories have been made, and we hope its next owners will love it just as much as we have.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	82	Potential
Not environmentally friendly - higher CO2 emissions	(1-20) G	84	Current
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