£535,000

Plot 22- 25, High Oakham Ridge,
Mansfield,

Welcome to BuckleyBrown, where every home is carefully presented, so you can explore with clarity and confidence.

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"The Kingfisher has been thoughtfully designed with modern family living at its heart. Offering exceptional flexibility across three spacious floors and the opportunity to personalise your interiors, this impressive new home delivers the perfect balance of style, practicality and space for years to come."

- Jon, Director

The Kingfisher — Contemporary Living, Designed Around You

Welcome to The Kingfisher, an exceptional brand-new four-bedroom detached home set across three thoughtfully designed floors.

Offering spacious, versatile accommodation and the exciting opportunity to personalise your interiors, this stunning family home perfectly combines modern style with everyday practicality.

The Finer Details

Discover The Kingfisher, a beautifully designed four-bedroom detached home where contemporary living meets exceptional versatility.

Plots 22–25 available! A brand-new residence offering buyers the rare opportunity to move into a beautifully crafted home whilst adding their own personal touch through carefully selected finishes, creating a home that truly reflects their lifestyle.

Arranged over three spacious floors, the accommodation has been thoughtfully designed to cater for the demands of modern family life. The upper ground floor welcomes you with a bright entrance hall leading to a versatile study, ideal for those working from home, pursuing hobbies or creating a peaceful retreat. The generous living room provides a warm and inviting setting for everyday relaxation, while an adjoining reception room offers endless flexibility, whether utilised as a playroom, snug, reading room or additional home office. A conveniently positioned WC completes this level.

The lower ground floor forms the true heart of the home. Double doors open into a stunning open-plan kitchen, dining and family space, perfectly designed for entertaining and bringing loved ones together. Flooded with natural light, the contemporary kitchen boasts ample cabinetry, generous worktop space and French doors opening directly onto the rear garden, effortlessly blending indoor and outdoor living. A separate utility room provides additional practicality, whilst a useful pantry/storage room and a further ground floor WC complete this impressive level.

The top floor is dedicated to rest and relaxation, offering four well-proportioned bedrooms. The principal bedroom enjoys the luxury of its own en-suite shower room, creating a peaceful sanctuary, while the remaining bedrooms are served by a stylish family bathroom finished to an equally high standard.

Outside, the property continues to impress with a private rear garden featuring a patio seating area, lawn and secure fencing, providing the perfect setting for family life, summer entertaining or simply unwinding at the end of the day. To the front, a driveway and garage offer ample off-road parking and excellent storage.

Combining stylish design, flexible accommodation and the opportunity to personalise your new home from the very beginning, The Kingfisher offers everything today's families are looking for in a forever home.

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Life in Berry Hill, Mansfield

Situated in the highly desirable Berry Hill area of Mansfield, this property enjoys an enviable location that perfectly combines modern family living with excellent amenities and beautiful green open spaces.

Berry Hill has become one of Mansfield's most sought-after residential neighbourhoods, renowned for its quality homes, welcoming community and convenient access to everything you need for everyday life.

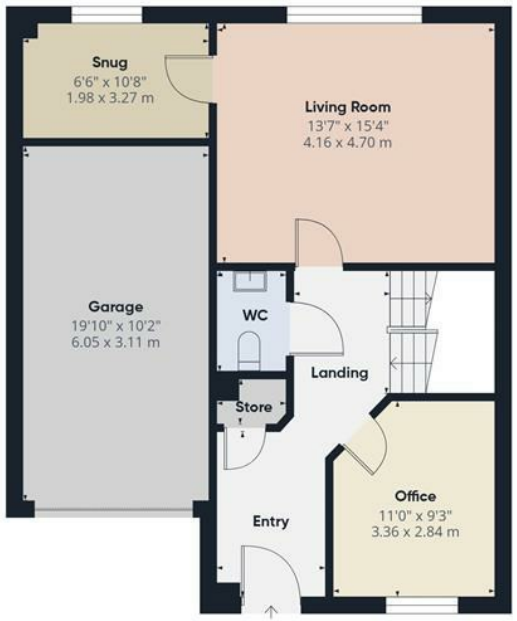
A wide range of local amenities are within easy reach, including supermarkets, independent shops, cafés, restaurants, healthcare facilities and leisure centres. Families are particularly well served by a selection of well-regarded primary and secondary schools, making the area a popular choice for those looking to settle for the long term.

Nature lovers will appreciate the close proximity to Berry Hill Park, a much-loved local green space offering scenic walking trails, children's play areas and open parkland. The nearby Vicar Water Country Park, Sherwood Forest and Rufford Abbey Country Park provide even more opportunities for walking, cycling and enjoying the Nottinghamshire countryside.

For commuters, Berry Hill offers excellent transport connections, with easy access to the A60, A617 and A38, linking to Nottingham, Chesterfield and the wider region. Mansfield town centre and Mansfield railway station are also just a short drive away, providing convenient rail services to Nottingham and Worksop.

Combining a peaceful residential setting with outstanding local amenities, excellent schools and superb transport links, Berry Hill continues to be one of Mansfield's premier locations, offering an exceptional lifestyle for families, professionals and those looking to enjoy modern living in a thriving community.

Ground Floor



Floor 1

Floor 2

Approximate total area(1)

2206 ft²

204.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Key Features

Brand-new four-bedroom detached home

Opportunity to personalise selected finishes

Spacious accommodation across three floors

Stunning open-plan kitchen, dining and family room

French doors opening onto the rear garden

Separate living room - Additional reception room/snug - Dedicated home office/study

Utility room & pantry/storage room

Private rear garden with patio and lawn

Garage and driveway parking

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These particulars are intended as a guide only and do not form part of any offer or contract. All descriptions, measurements, images and plans are provided for illustration purposes and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information. Buckley Brown Estate Agents accept no liability for any loss arising from reliance on these details.

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exceptional representation.

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