



**Meadow View, Plot 5 Hawthorne House, 104  
Pear Tree Lane, Teversal Village, Sutton-in-  
Ashfield, Nottinghamshire, NG17 3LE**

**New Build £680,000**

**Tel: 01623 626990**

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Exceptional New Homes Development
- Quality High Specification Throughout
- 5 Double Bedrooms & 4 Bath/Shower Rooms
- Open Plan Kitchen/Diner & Utility
- Wonderful Open Views
- Only x7 Detached Family Homes
- Plot 5: Three Storey Living: 2,432 Sq Ft
- 2 Reception Rooms
- Large Detached Double Garage
- Idyllic Countryside Location

We have the privilege of offering to the market Meadow View – an exceptional new homes development of seven, three storey, five bedroom detached family houses built in quality handmade brick with stone sills in 2025 by renowned local developer Pulchra Homes, positioned at the end of Pear Tree Lane in an idyllic countryside location close to the Teversal Trail boasting wonderful open views.

Plot 5 Hawthorne House provides a spacious family home arranged over three floors (2,432 sq ft) with high ceilings to all floors, five double bedrooms, four bath/shower rooms and a large detached double garage (413 sq ft). The property comes with a 10 year new build warranty and high specification fixtures and fittings to include; high quality contemporary fitted kitchen with integrated appliances and quartz work surfaces, Porcelanosa bathrooms, carpets and LVT flooring throughout, chrome switches, sockets and spotlights, underfloor heating with individual room thermostats to all floors via a Bosch air source heat pump, high quality flush casement double glazed windows and large contemporary aluminium sliding patio doors to the lounge and kitchen.

Plot 5 Hawthorne House layout of living accommodation comprises an entrance hall with bespoke oak and glass staircase rising all the way up to the first and second floor galleried landings, downstairs WC, study, spacious lounge, L-shaped open plan kitchen/diner, plant room and a utility which comes with a washing machine and a separate tumble dryer. The first floor galleried landing leads to a large master bedroom suite with a dressing room and an en suite. There are two further double bedrooms on the first floor, an en suite to bedroom two and a family bathroom. The second floor galleried landing leads to bedroom four and five and a separate shower room.

Overall, this is a rare opportunity to acquire a high quality brand new home in a fantastic location. To arrange a viewing please call the office.

## OUTSIDE

Pear Tree Lane is a countryside lane accessed from the centre of Teversal Village off Pleasley Road. The approach alongside adjacent countryside with wonderful views continue when you get to the property, which really do emphasise the quiet, rural village setting. Externally, plot 5 has a double width pebble driveway to the side of the house providing off road parking for numerous vehicles which leads to the large detached double garage with a remote controlled electric up and over door. There are gravel and planting borders to each side of the driveway with access to the side and rear of the garage leading round to the rear garden. A sandstone

pathway from the driveway extends across the front of the property leading to the other side of the house where there is a 9ft wide garden area and path leading to the rear garden. To the rear of the property, there is an extensive sandstone patio which extends the full width of the property, a lawn, Kingspan Klargest BioDisc and fenced boundaries on two sides.

## LOCATION

Meadow View has a fabulous location, with its delightful rural setting and yet still being in an incredibly convenient location within close proximity to Hardwick Hall, the Teversal trails and Silverhill (one of the highest points in Nottinghamshire) which all offer some beautiful walks straight from the property. There are an excellent range of amenities nearby including the highly regarded The Carnarvon pub/restaurant, excellent links to the M1 and Chesterfield train station which offers a well serviced route reaching London in under two hours. The delightful village of Teversal also comes stacked with a well established history including links to D.H Lawrence and the 5th Earl of Carnarvon, who was the financial backer in the excavation of Tutankhamen's tomb which is celebrated with a feature mosaic on entry to the village itself.

A COMPOSITE FRONT ENTRANCE DOOR WITH WALL LIGHTS TO EACH SIDE PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

8'8" x 8'6" (2.64m x 2.59m)

## DOWNSTAIRS WC

## STUDY

10'3" x 10'2" (3.12m x 3.10m)

## LOUNGE

19'3" x 13'4" (5.87m x 4.06m)

## OPEN PLAN KITCHEN/DINER

22'9" max x 20'1" (6.93m max x 6.12m)

## UTILITY

10'3" x 6'6" (3.12m x 1.98m)

## PLANT ROOM

5'10" x 4'2" (1.78m x 1.27m)

## FIRST FLOOR GALLERIED LANDING

12'2" x 8'8" (3.71m x 2.64m)

18ft high vaulted ceiling. Feature floor to ceiling double glaze window to the front elevation.

## MASTER BEDROOM 1

12'11" x 10'3" (3.94m x 3.12m)

### DRESSING ROOM

11'0" x 7'10" (3.35m x 2.39m)

### EN SUITE

11'0" x 8'2" (3.35m x 2.49m)

### BEDROOM 2

13'4" x 12'11" (4.06m x 3.94m)

double glaze window to the front elevation.

### EN SUITE

7'0" x 5'11" (2.13m x 1.80m)

### BEDROOM 3

14'6" x 13'4" (4.42m x 4.06m)

rear elevation.

### FAMILY BATHROOM

10'3" x 8'7" (3.12m x 2.62m)

### SECOND FLOOR GALLERIED LANDING

8'8" max x 8'8" (2.64m max x 2.64m)

### BEDROOM 4

25'9" max x 13'4" (7.62m'2.74m max x 4.06m)

Feature double glaze window to the front elevation.

### BEDROOM 5

25'9" x 10'11" (7.85m x 3.33m)

Feature double glaze window to the front elevation.

### SHOWER ROOM

5'6" x 5'5" (1.68m x 1.65m)

### DETACHED DOUBLE GARAGE

20'9" x 19'10" (6.32m x 6.05m)

### VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

### TENURE DETAILS

The property is freehold with vacant possession upon completion.

### SERVICES DETAILS

Mains water and electricity are connected. The property has its own Kingspan Klargester BioDisc drainage treatment plant. Underfloor heating to all floors via an air source heat pump.

### MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

### FIXTURES & FITTINGS

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 and therefore cannot be guaranteed to be in good working order.





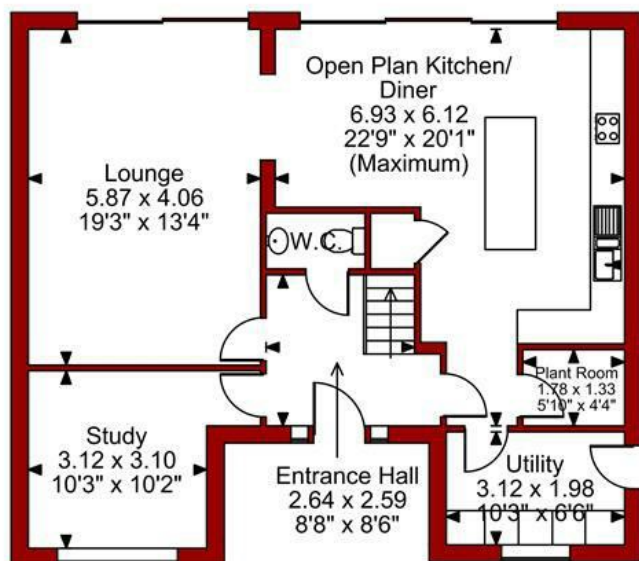
**Plot 5 Hawthorne House, Pear Tree Lane, Teversal Village**

**Approximate Gross Internal Area**

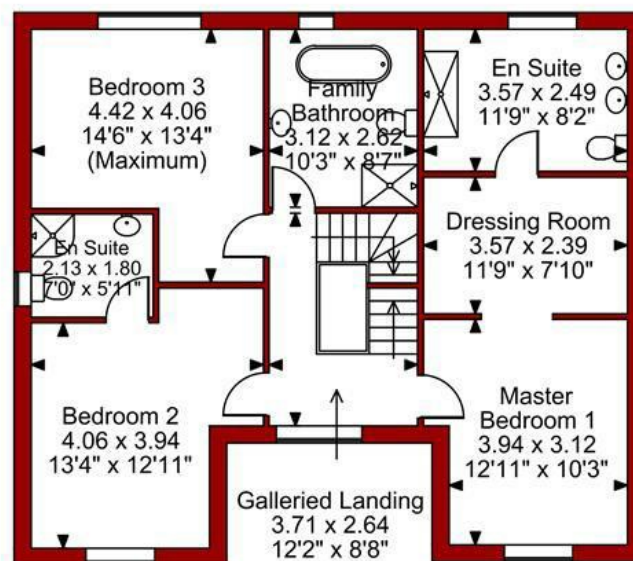
**Main House = 226 SF/M2432 SQ FT**

**Detached Double Garage = 38 SQ M/409 SQ FT/38 SQ M**

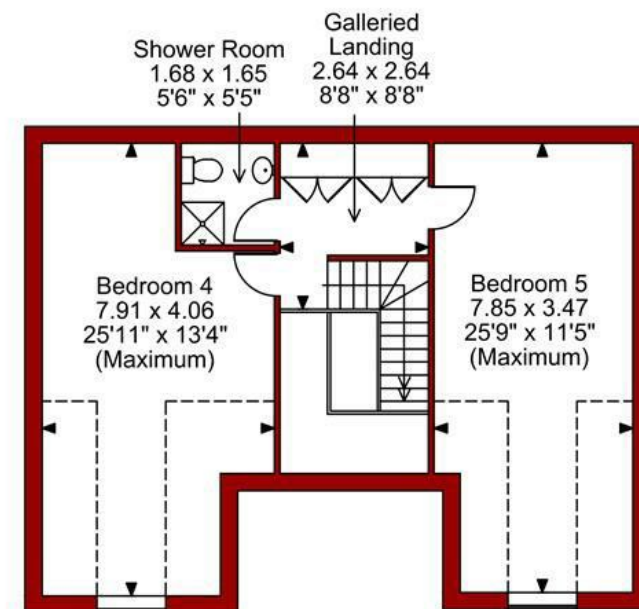
**Total = 264 SQ/M2841 SQ FT**



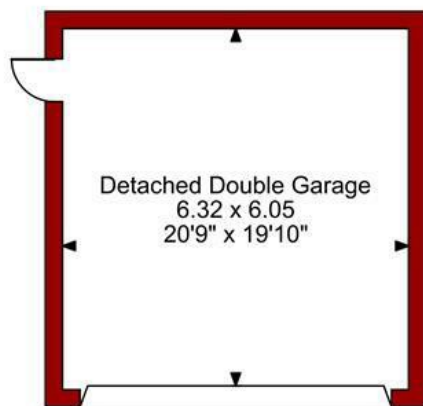
**Ground Floor**



**First Floor**



**Second Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 | 86      | 90                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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

Thinking of selling? For a FREE no obligation quotation call 01623 626990



**RICS**



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