

DISTINCTIVE
HOMES
by



The Old Stable View

South Nottinghamshire, NG12 3HF

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This exceptional Nottinghamshire home offers a beautifully refined approach to modern living, combining thoughtful design with high-quality finishes throughout. Extending to around 5,500 square feet, the property sits within approximately one acre of surrounding countryside, providing a wonderful sense of privacy and a peaceful connection to nature.





The architecture is both contemporary and striking, with expansive glazing that welcomes an abundance of natural light and creates a seamless flow between the indoors and the surrounding landscape. On arrival, impressive three-metre doors open into a welcoming interior, where 4.6-metre ceilings enhance the feeling of space and openness. The layout has been carefully considered to suit both everyday family life and social occasions, offering flexibility alongside a strong sense of style.

Modern technology has been thoughtfully integrated to make day-to-day living effortless. A comprehensive smart home system allows intuitive control of lighting, climate, security, and entertainment, while a Sonos sound system provides excellent audio throughout the home. Complementing this is a Lutron lighting system, offering the ability to create different moods and atmospheres at the touch of a button.

The choice of materials reflects a focus on quality and longevity, with Brazilian granite worktops and elegant Italian porcelain flooring adding a sophisticated finish. A dedicated media room with a 100-inch screen provides a wonderful space for film nights or sporting occasions, supported by a high-performance AV system.

The main living spaces are approached via a striking entrance door, leading into a spacious reception hallway, which in turn opens into an open-plan living area. Here, a comfortable built-in seating area sits alongside the kitchen, which forms the heart of the home. The bespoke kitchen, complete with integrated appliances and a central island, has been designed to be both practical and visually appealing. The space flows naturally into dining and additional seating areas, all centred around a feature media wall. Full-height glazing allows easy access to the garden, making the space particularly well suited to entertaining throughout the year.

There is also a thoughtfully designed home office with fitted desks and shelving, ideal for those working from home, along with a well-planned boot room providing useful storage and helping to keep the living areas organised.





The principal bedroom suite offers a calm and inviting retreat, with generous proportions, an emperor-sized bed, and lovely views across the countryside. The en-suite bathroom is equally well considered, featuring a freestanding bath, double walk-in shower, and twin vanity units, all finished with contemporary fittings and complemented by natural light. A particularly notable feature is the large dressing room, fitted with bespoke cabinetry and full-length mirrors, offering both practicality and a sense of luxury.

Each additional bedroom benefits from its own en-suite, providing comfort and privacy for family members or guests. The rooms are individually styled, with a mix of king- and queen-sized arrangements, and well-appointed bathrooms featuring high-quality fittings. The fifth bedroom is currently used as a home gym, with a fully glazed aspect and bifold doors opening onto the garden, though it offers flexibility for a variety of uses.

Outside, the gardens have been carefully landscaped to create a relaxing and attractive setting. A fully equipped outdoor kitchen provides an excellent space for al fresco dining, enhanced by contemporary lighting that makes it equally enjoyable in the evening. The lawns and planted areas offer plenty of room for both recreation and quiet enjoyment, all set against a backdrop of open countryside.

The property is accessed via electric gates, with a sweeping driveway leading to the house and providing ample parking. Planning permission has also been granted for the construction of a double garage, with further details available upon request. Situated in South Nottinghamshire, the property offers convenient access to the A46 and the wider road network, including the A1 and M1. Nearby villages such as Colston Bassett and Cotgrave provide day-to-day amenities, while West Bridgford is approximately a 15-minute drive away. The location is also well placed for rail connections and East Midlands Airport.

Services include central heating via an air source heat pump, mains electricity and water, and a private drainage system.





Ground Floor
Approx. 491.5 sq. metres (5290.9 sq. feet)



Total area: approx. 491.5 sq. metres (5290.9 sq. feet)



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(81-91) B		
(69-80) C	81	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

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