

The Gables Main Street, Thoroton,
Nottinghamshire, NG13 9DS

£1,250,000

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Stunning Detached Family Home
- 5 Ensuites
- Recently Tastefully Upgraded Throughout
- Plot In Region Of 0.278 Acres
- Additional Annexe/Studio Suite
- Up To 5 Bedrooms & 5 Reception Areas
- Stunning Open Plan Living Kitchen
- Beautiful Kitchen & Bath/Shower Rooms
- Electric Gated Driveway & Double Garage
- Viewing Essential

We have pleasure in offering to the market this truly stunning detached family orientated home originally completed around 2016 by a well regarded local developer with an excellent reputation for constructing bespoke, traditional style, homes which combine the aesthetics of a more period property with the benefits of modern construction and efficiency.

The property has been designed to mimic a farmhouse style with an attractive double fronted facade with double glazed sash windows and central oak porch and further portico to the side. More recently the property has seen a complete programme of tasteful refurbishment completed to an exceptionally high standard with a replacement bespoke kitchen finished in a traditional style; with high specification integrated appliances and beautiful marble preparation surfaces including a central island unit that provides a fantastic working area ideal for the keen cook. The utility has also been updated to complement the main kitchen; in addition the property has seen replacement ensuites and the master bedroom has been reconfigured to create a walk through dressing area. The upgrades have also included attractive deep cornicing to the high ceilings and handmade skirtings and architraves giving the property a traditional atmosphere with modern elements.

The property boasts a wealth of accommodation which begins with its spacious hallway with built in cloaks area providing a good level of storage. This leads into five reception areas including the stunning open plan living/dining kitchen with part vaulted ceiling, dual aspect and access out into the rear garden. A further sitting room offers the attractive feature of a log burning stove while two further receptions provide a play room and study. In addition there is a beautifully appointed ground floor cloak room leading off the central hallway.

To the first floor there are four generous double bedrooms, all with ensuite facilities and the main two bedrooms having pleasant aspects into the rear garden.

As well as the main accommodation the property occupies a delightful plot approaching 0.278 of an acre with electric gate access onto a substantial driveway; a double garage with annexe suite provides further accommodation including a fifth bedroom, also with ensuite facilities. The gardens are beautifully matured and well stocked with an abundance of trees and shrubs and provides a delightful secure outdoor space perfect for families.

Overall the only way to truly appreciate this property is by internal inspection with viewing coming highly recommended.

THOROTON

Thoroton is a small village and amenities are available in the adjacent villages of Orston, Aslockton and Flintham including highly regarded primary schools, there is a railway station at Aslockton which links to Nottingham and Grantham and from Grantham a high speed train to Kings Cross in just over an hour. Further facilities can be found in the nearby market town of Bingham including a range of shops, doctors and dentists, leisure centre and secondary school. The village is convenient for commuting via the A52 and A46 for the cities of Nottingham and Leicester with good road links to the A1 and M1.

INITIAL ENTRANCE HALL

23'7" x 9'5" (7.19m x 2.87m)

A beautiful initial reception hall of generous proportions having high ceiling, attractive spindle balustrade staircase rising to the first floor landing, useful under stairs alcove beneath, bespoke built in furniture providing cloaks hanging and storage space with low level drawer units and integral seat, wall mounted security intercom and further doors leading to:

STUDY

10'9" x 8'6" (3.28m x 2.59m)

A light and airy room perfect as a home office, benefitting from a pleasant dual aspect with windows to the front and side; high ceiling with inset downlighters.

PLAY ROOM

10'8" x 9'5" (3.25m x 2.87m)

A versatile space currently utilised as a play room having high ceiling with inset downlighters and window to the side.

GROUND FLOOR CLOAK ROOM

10'5" x 4'9" (3.18m x 1.45m)

Tastefully appointed with a upgraded heritage style suite comprising WC with concealed cistern behind panel effect vanity area with marble surface over, vanity unit with marble surround and under mounted washbasin with swan neck mixer tap and marble upstands; window to the side.

SITTING ROOM

18'3" x 16'3" (5.56m x 4.95m)

A beautiful light and airy space benefitting from windows to three elevations overlooking the rear garden; the focal point to the room being chimney breast with stone tiled hearth, inset log burner and alcoves to the side; double doors returning to the initial entrance hall.

KITCHEN

21'2" x 14'8" (6.45m x 4.47m)

A stunning open plan, everyday living/entertaining space of generous proportions; flooded with light benefitting from a dual aspect as well as two runs of bifold doors to the rear leading out into the garden, the kitchen area having a high vaulted cathedral ceiling with inset skylights and additional window to the front. The initial reception area is of generous

proportions, large enough to accommodate both a living and dining space with a high ceiling with inset downlighters and integral speakers, attractive stone flooring and bifold doors into the garden. This in turn opens out into a beautifully appointed kitchen with a bespoke range of units providing an excellent level of storage with marble preparation surfaces, including a central island unit with peninsula off providing a breakfast bar area for informal dining; in addition an undermounted twin bowl sink with mixer tap and separate boiling tap and integral twin Siemens dishwashers; space for free standing range, pull out recycling drawer, integral fridge, larder unit and space for free standing American style fridge freezer with storage cupboard above.

This area in turn open out into:

FAMILY/GARDEN ROOM
15'2" x 14'7" (4.62m x 4.45m)
Providing a versatile reception space perfect as a informal sitting room; having attractive dresser unit with central media area and low level drawer units, continuation of the tiled floor, part pitched ceiling with inset downlighters and speakers, window to the side and bifold doors leading out into the rear garden.

LAUNDRY ROOM
10'0" x 9'3" (3.05m x 2.82m)
Leading off the reception area of the kitchen and upgraded to complement the main kitchen; having a range of drawer and base units finished in heritage style colours with marble work surface, under mounted ceramic sink with swan neck mixer tap and marble upstands, space for twin washing machines and twin tumble dryers, wall mounted gas central heating boiler concealed behind kitchen cupboard, window to the front and further exterior door leading out to the front of the property.

A further door gives access into:

PLANT ROOM/AIRING CUPBOARD
9'4" x 3'4" (2.84m x 1.02m)
Housing the pressurised hot water system and under floor heating manifolds; providing a useful storage space/drying room.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING
24'0" x 9'4" (7.32m x 2.84m)
Having window to the front and further doors leading to:

BEDROOM 1
18'3" max x 14'3" max (5.56m max x 4.34m max)
A generous L shaped double bedroom benefitting from both a walk through dressing area and ensuite facilities; having high part pitched ceiling and an excellent range of integrated furniture comprising built in wardrobes, central drawer units with media alcove above; window overlooking the rear garden.

An open doorway leads through into:

WALK THROUGH DRESSING AREA
10'10" x 4'6" (3.30m x 1.37m)
Having high ceiling with inset downlighters and a further pocket sliding door leading through into:

ENSUITE BATH/SHOWER ROOM
12' x 5'9" (3.66m x 1.75m)
Beautifully appointed with a modern but traditional style suite comprising attractive free standing roll top double ended bath with wall mounted mixer tap, separate double width shower enclosure with glass screen, ceiling mounted rainwater rose over and downlit alcove, WC with concealed cistern and vanity unit with marble surface over and under mounted washbasin; tongue and groove effect panelling, combination column towel radiator, inset downlighters to the ceiling and window to the side.

BEDROOM 2
15'8" x 12'2" (4.78m x 3.71m)
A further well proportioned double bedroom having high vaulted ceiling and pleasant aspect into the rear garden; benefitting from both ensuite facilities and walk in wardrobe.

Further doors give access to:

WALK IN WARDROBE
6'2" x 5'2" (1.88m x 1.57m)
Having hanging rails and fitted shelving.

ENSUITE SHOWER ROOM
5'10" x 6'5" (1.78m x 1.96m)
Having an attractive suite comprising double length shower enclosure with wall mounted shower mixer with ceiling mounted rainwater rose and glass screen, vanity unit with WC with concealed cistern, vanity surface over and washbasin with tiled splash backs; inset downlighters to the ceiling.

BEDROOM 3
13'0" x 11'2" (3.96m x 3.40m)
A further double bedroom benefitting from both a walk in wardrobe and ensuite facilities; panel effect walls, wall mounted air conditioning unit, window to the front and, in turn, further doors leading to:

WALK IN WARDROBE
6' x 5' (1.83m x 1.52m)
Having hanging rail and fitted shelving.

ENSUITE SHOWER ROOM
7'9" x 5'11" (2.36m x 1.80m)
Tastefully appointed with a suite comprising double length shower enclosure with ceiling mounted rainwater rose and glass screen, vanity unit with WC with concealed cistern and washbasin with tiled splash backs; chrome towel radiator and inset downlighters to the ceiling.

BEDROOM 4
12'0" x 11'2" (3.66m x 3.40m)
Again a double bedroom benefitting from both a walk in wardrobe and ensuite facilities; panel effect walls, window to the front and, in turn, further doors leading to:

WALK IN WARDROBE
5'10" x 5' (1.78m x 1.52m)
Having access to loft space above, hanging rail and fitted shelving.

ENSUITE BATHROOM
6'9" x 6' (2.06m x 1.83m)
Having a suite comprising double ended bath with wall mounted mixer tap and tiled splash backs, vanity area with WC with concealed cistern and rectangular washbasin with tiled splash backs; chrome towel radiator and window to the side.

EXTERIOR
The property occupies a deceptive plot generous by modern standards being in excess of 1/4 of an acre (0.278 of an acre), set well back from the lane behind an electric gated frontage which leads onto a substantial stone chipping driveway that provides considerable off road parking and in turn leads to a generous brick and pantiled double garage with annexe/studio above. To the fore of the property is an attractive terrace with covered portico providing a pleasant outdoor seating area overlooking the front of the property with established borders with a range of trees and shrubs. A courtesy gate to the side gives access into a just off westerly facing rear garden having a central lawn and paved terracing linking back into the living and reception areas of the kitchen creating a fantastic outdoor entertaining space. The garden is enclosed to all sides with feather edged board fencing and well stocked established borders with a variety of trees and shrubs.

DOUBLE GARAGE
20'1" x 17'4" (6.12m x 5.28m)
Having two electric up and over doors, power and light and fitted wall units.

ANNEXE
A courtesy door to the side of the garaging gives access into a really useful annexe or studio space providing an initial kitchen with shower room off and, to the first floor, a double bedroom or alternatively would make an excellent home office of guest suite.

KITCHEN
11'2" x 9'1" (3.40m x 2.77m)
Having a range of modern fitted base and wall units with work top over with stainless steel under mounted sink; integrated electric oven, hob and extractor; space for under counter appliances, tiled splash backs, LVT flooring, wall mounted electric heater, built in under stairs cupboard and a further door leading to:

GROUND FLOOR SHOWER ROOM
9'2" x 6'2" (2.79m x 1.88m)
Having low level dual flush WC, pedestal washbasin and corner shower enclosure with wall mounted electric shower and decorative waterproof splash backs; LVT flooring, heater towel rail, extractor fan and window.

RETURNING TO THE KITCHEN AREA A STAIRCASE RISES TO:

OPEN PLAN LIVING/STUDIO SPACE
25'9" max x 14'2" (7.85m max x 4.32m)
A particularly versatile room situated in the eaves which could be utilised for a variety of purposes and would be an excellent teenage or guest suite or alternatively a home office away from the main house; having LVT flooring, inset skylights with fitted blinds, wall mounted electric heater, TV point and access into a walk in closet.

WALK IN CLOSET
6'5" x 4'3" (1.96m x 1.30m)

COUNCIL TAX BAND
Rushcliffe Borough Council - Band G

TENURE
Freehold

ADDITIONAL NOTES
Property is understood to be on mains drainage, electric, water and central heating is LPG (Liquefied petroleum gas). (information taken from Energy performance certificate and/or vendor).
Please note there is planning approved for a single residential dwelling to the NE side of The Gables on an adjacent plot. Further details available on Rushcliffe BC planning portal under Ref:- 23/00580/FUL. An additional application to the north side is currently pending, this is for three dwellings. RBC Ref:- 25/01778/FUL.
The property lies within the village conservation area

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

Radon Gas:-
https://www.ukradon.org/information/ukmaps

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions
















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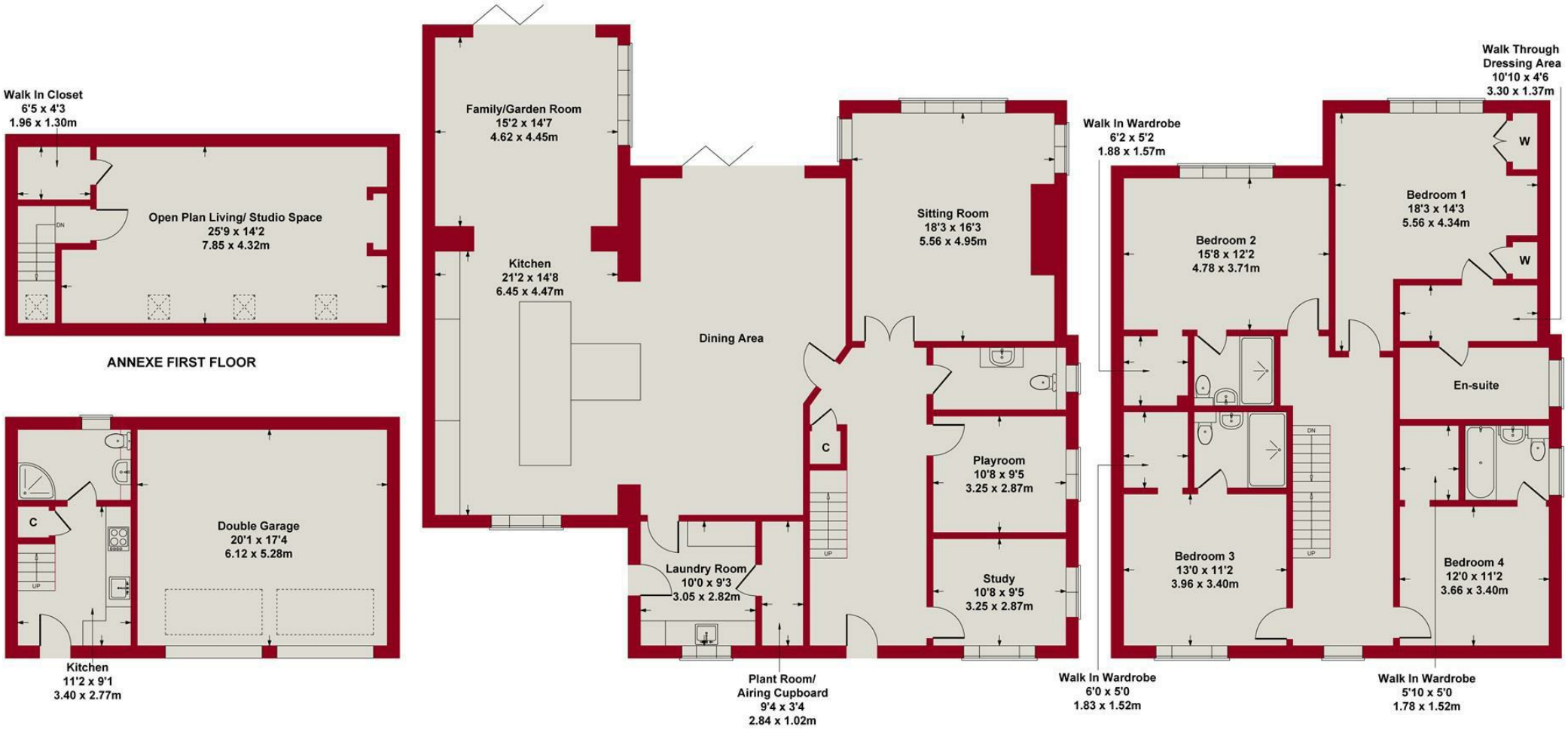












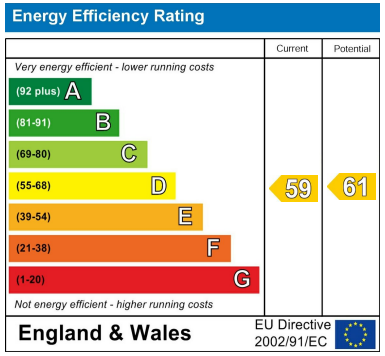
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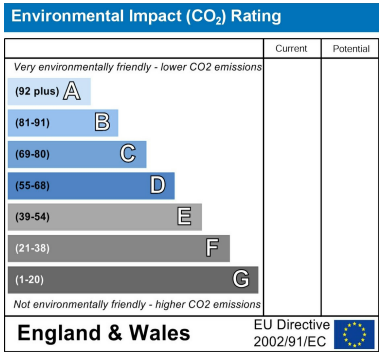
All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

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RICHARD & WATKINSON PARTNERS









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RICS
The Property Ombudsman

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Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

RICHARD WATKINSON PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers