

JOHNSONS & PARTNERS

Estate and Letting Agency



BUNGALOW BRIDLE ROAD, BURTON JOYCE

NOTTINGHAM, NG14 5FQ

£850,000



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Exceptional Detached Country Bungalow | Approx. One Acre | Stunning Countryside Views | Four Double Bedrooms | Open Plan Living | Wonderful Courtyard and Koi Pond | Viewings are Advised |

Johnsons & Partners are pleased to be working in partnership with Elite Homes in the marketing and sale of this exceptional property.

Hidden away along Bridle Road in one of Burton Joyce's most desirable rural settings, The Lodge House is an exceptional detached country residence occupying approximately one acre of beautifully landscaped gardens and grounds.

Designed to embrace its surroundings, the property enjoys uninterrupted views across open countryside from many of its principal rooms, while the generous single-storey layout extends to over 2700sq ft, creating a home equally suited to family life, entertaining and peaceful countryside living.

At the heart of the home is a magnificent open-plan kitchen, dining and living space, featuring a stylish island, electric oven and gas hob. A multi-fuel stove brings warmth and character to the lounge area, while large windows and French doors frame the surrounding countryside. A separate utility room, WC and boot room provide practical everyday space, and a generous study offers flexibility for use as an additional bedroom if required.

Four spacious double bedrooms include an impressive principal suite with fitted furniture, dressing area and luxurious en-suite, while the remaining bedrooms are all generously proportioned and served by stylish bath and shower facilities.

Outside, landscaped gardens wrap around the property with extensive terraces, mature planting and sweeping lawns enjoying far-reaching rural views. A truly stunning ornamental koi pond, complete with waterfall, timber bridge, and decking - creates a serene and impressive centrepiece to the property. A substantial gravel driveway provides extensive parking, while the grounds offer both privacy and space without the maintenance demands of a larger estate.

The property benefits from underfloor heating throughout, served by an oil-fired external boiler, along with a pressure-fed hot water system. Practical features include a fitted alarm system with external cameras, 3-phase electricity, and well-maintained services including a Klargester Biodisc treatment plant.

The property forms part of a small, private gated community with established access rights, including a historic private route via Willow Wong (documented in the 1769 Enclosure Award).

The Lodge House offers a rare opportunity to enjoy contemporary country living in an exceptional Nottinghamshire setting, combining modern comfort with the tranquillity of open countryside, all within easy reach of Burton Joyce village and excellent transport links into Nottingham.

Location

Burton Joyce is a well-regarded village with a strong community feel, excellent primary school, local shops, pubs, and amenities. It offers convenient access to Nottingham (approximately 6–7 miles) with Burton Joyce train station providing regular services into the city in around 11 minutes.

Hallway

Open Plan Living

42'7" x 20'5" max (13.00m x 6.24m max)

Utility

10'5" x 6'9" (3.20m x 2.06m)

Boot Room

5'4" x 6'9" (1.65m x 2.06m)

WC

Inner Hallway

Bedroom One

24'8" x 17'6" (7.52m x 5.35m)

En-suite

10'7" x 10'9" (3.23m x 3.28m)

Bedroom Two

11'11" max x 13'5" (3.65m max x 4.10m)

En-suite

Bedroom Three

14'0" max x 11'3" (4.28m max x 3.44m)

En-suite

11'8" x 7'1" (3.58m x 2.16m)

Bedroom Four

14'0" x 10'1" (4.28m x 3.08m)

Office / Bedroom Five

14'0" x 10'5" (4.28m x 3.18m)

Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band F

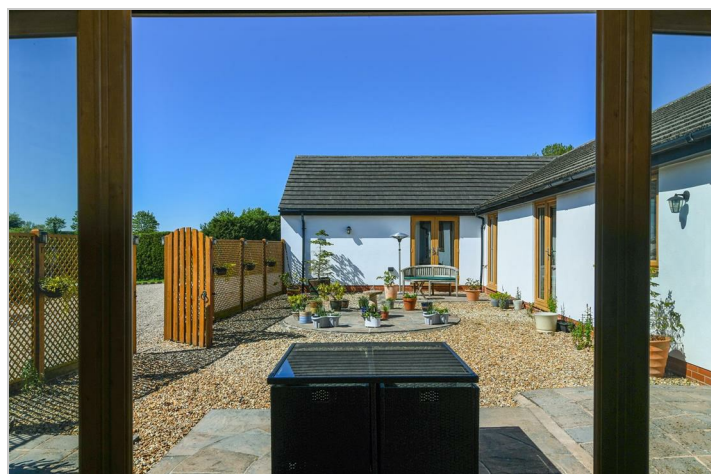
This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

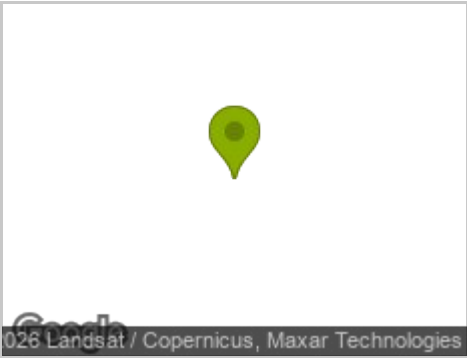
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.