



HILL VIEW
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LEICESTERSHIRE LE14 4NQ

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



HILL VIEW

The latest exceptional 'one off' residential development project to be completed by Willett Homes, comprising a quite stunning new house of the very highest calibre; in our considered opinion Hill View is something rather special, offering a generous five-bedroom detached family home constructed to exacting standards with luxurious and sustainable 21st century living in mind.

Featuring versatile free flowing living space perfectly designed and blending seamlessly with heated porcelain stone flooring, this predicted 'A' rated sustainable energy efficient home represents, in our opinion, the benchmark in present day one off residential new build construction. This is unquestionably one of the most inspiring rural homes completed by Willett Holmes in recent times, who have over many years established an enviable and well justified track record as market leaders in the construction of rather special smaller scale exclusive residential projects.

LONG CLAWSON

Long Clawson is a highly regarded village set in the unspoilt countryside of the Vale of Belvoir close to the surrounding market towns of Melton Mowbray, Bingham, and Grantham with relatively direct access across country into the thriving heart of West Bridgford and Nottingham city itself.

The Vale of Belvoir is recognised as a much sought after residential area to the east of Nottingham with the benefit of convenient access to the national road network with junctions of the A52, A1, and the A46 which in turn connects to the M1 and M 69 motorway network near Leicester, being within convenient commuting distance. In turn Loughborough and Leicester offer prosperous regional centres to the south/west with a first-class range of amenities and professional services.

REGIONAL COMMUTING -FAST MAIN LINE RAIL SERVICE

The location is particularly well placed for connectivity, being just 20 minutes from the A1, with Grantham station nearby providing fast and direct rail links to London, further enhanced by recently added additional LNER services.



PRICE GUIDE £1.195 million

GROUND FLOOR

Stunning Central Hall

A remarkable formal entrance featuring a full height vaulted open ceiling above the bespoke handcrafted contemporary glass balustraded oak staircase, creating a real sense of volume and scale. Three large square black aluminium sealed unit double glazed window sections flood the hall and landing above with natural lighting.

High grade bespoke glass balustraded winding oak staircase rising to the glass balustraded landing gallery above. Striking large scale porcelain stone floor finish (sub floor heating beneath) extending from the hallway through the entirety of the ground floor lending a stylish free flowing finish to what is a truly remarkable open living space; in our considered opinion a benchmark for 21st Century living.

Alarm control panel location. Painted shelved enclosure housing the underfloor heating manifolds. Useful fitted double storage/cloaks cupboard with interior shelving and hanging rails in a graphite finish.

Series of contemporary high-grade satin black interior doors with matching furnishings offer a stylish contrast to the porcelain stone flooring.

Cloakroom/WC

Fitted Krion Porcelanosa contemporary washstand cabinet, chrome tap and NK Porcelanosa low flush wc with concealed cistern. Translucent sealed unit double glazed window.

Family Room - Media Room

Sealed unit double glazed window to front aspect. Recessed ceiling lighting.

Crittall double door access opening to:



Sensational Open Plan Contemporary Kitchen and Day Room - Dining Room

A high-end Steven Christopher designer Kitchen is the heart of this exquisite contemporary home featuring a remarkable open plan space for day to day living which totals in excess of 120 square metres.

As soon as you step into this incredibly spacious room there is a breathtaking light open south aspect through a series of sliding and fixed/tilting window openings across the entire rear facing elevation, which in turn link to an expansive porcelain stone terrace creating an easy indoor-outdoor lifestyle; In our opinion something rather special and unique to Hill View.

Designer Kitchen Installation

The kitchen is flooded with natural light having a high open vaulted ceiling above the impressive island workstation-breakfast bar, which incorporates two large Velux sealed unit double glazed roof lights.

A comprehensive suite of stylish grey handleless soft close cabinets forms a long L-shaped wall run complemented by a quite stunning white quartz contrasting countertop.

Many of the cabinets are of a full height scale providing an abundance of storage space and internal shelving complemented by base cupboards to more than adequately meet the demands of modern day living.

There is a comprehensive suite of integrated Siemens appliances which comprise a full height larder fridge, freezer unit, in-line double oven/grill and browning/combination microwave oven with warming drawer below, dishwasher and, within the island station a high-grade Schott Cera Bora induction hob, with a ducted down draft extraction feature.

A touch of convenience and luxury reflecting great attention to detail is reflected in the specification and finish to the kitchen installation which is stylishly finished by quartz upstands to the perimeter countertops and recessed downlighting. The foot sensor operated recycling bin and bespoke coffee station with power point indicate the great thought which clearly went into the design.

Two lantern roof lights. Single bowl resin bonded sink unit with Quooker boiling tap in a satin black finish. Recessed ceiling lighting to the dining/living area.



Central Living Area – Media Wall / Dining Area

Feature media wall with a light silvered ash boarded wall finish balancing the acoustics of the room.

Laundry Room and Boot Room

The main cabinet wall run incorporates a matching doorway which opens to:

Laundry Room

Full matching suite of cabinets complementing the main kitchen installation with wood grain countertops in an L-shaped formation incorporating a Franke resin bonded sink unit.

A laundry wall run opposes the sink wall run and incorporates inline Haier washing machine and dryer with pull out laundry basket shelving below. Open plan to:

Boot Room

Once again bespoke matching full height storage cupboards with concealed low-level pull-out drawers. Fitted bench sheet, shoe drawers and back panel/shelving detail. Sealed unit double glazed picture window to front aspect and sealed unit double glazed doorway. Recessed lighting.

Main Sitting Room - Relaxation Area

Sliding sealed unit double glazed aluminium doors connecting to rear garden terrace. Fully wired in preparation for purchasers to create a media wall if desired.

Ground Floor En Suite Bedroom Five

Sealed unit double glazed French door/tilting window to front aspect.

En Suite Shower Room – fully tiled

NK Porcelanosa low flush wc with concealed cistern, contemporary washstand with chrome tap, large walk-in shower with resin bonded shower tray, hand shower and separate overhead shower. Chrome ladder towel rail. Integrated display/wall shelving (illuminated) and shaver point.



FIRST FLOOR

Impressive Central Landing Gallery

Deep square double picture window feature to front aspect. High-grade wood grain effect synthetic floor tiling by Porcelanosa extending to the entirety of the first floor, once again ensuring clean lines and free flowing accommodation.

Primary Bedroom Suite

Bedroom One

Open vaulted ceiling and a remarkable open Vale of Belvoir countryside aspect. Sliding double glazed aluminium doors to glass balustraded sun terrace/private balcony.

Dressing Room

Central heating manifold location.

En Suite Shower Room

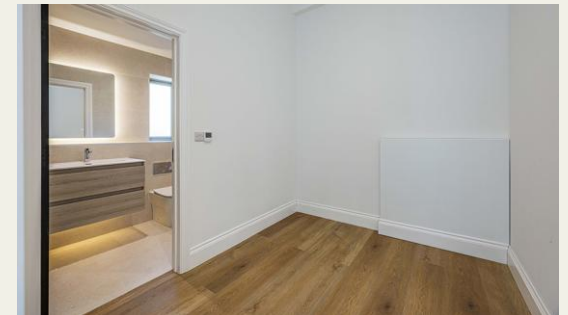
Again, a high-end installation by Porcelanosa featuring a Krion washstand with chrome mixer tap and storage cabinet beneath, NK Porcelanosa low flush wc with concealed cistern and a stunning walk-in shower with resin bonded tray, thermostatically controlled hand shower and separate overhead shower with recessed illuminated display shelving detail and glass enclosure. Chrome ladder towel rail.

En Suite Bedroom Two

Once again, featuring stunning Vale of Belvoir views. Sliding sealed unit double glazed full height door – Juliette glass balcony. Open vaulted ceiling.

Luxury En Suite Shower Room

NK Porcelanosa fully tiled suite featuring a large walk-in shower, thermostatically controlled hand shower and separate overhead rain shower, illuminated display niche and glass enclosure, cantilevered contemporary washstand cabinet and NK Porcelanosa low flush wc. Chrome ladder towel rail.



Front Bedroom Three

Open vaulted ceiling. French doorway to Juliette balcony with adjacent fixed window casement with tilting upper section.

Rear Bedroom Four

Once again featuring stunning views with a Juliette balcony and fixed tilting sealed unit double glazed window.

Luxurious House Bathroom

High grade NK Porcelanosa contemporary suite featuring a stunning freestanding bath with wall mounted chrome tap, corner shower with thermostatically controlled hand shower and separate overhead shower, contemporary white washstand cabinet with chrome tap, NK Porcelanosa low flush wc and chrome ladder towel rail. Striking vaulted ceiling lines. Recessed lighting. Built in illuminated wall display/cosmetic shelving and translucent sealed unit double glazed window.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GARAGE AND GARDENS

Hill View has a long frontage to Water Lane with a tarmac threshold opening to a large vehicle court edged with brick sets and relieved by recently formed front garden with seeded topsoil dressing. Post and rail fence, mature laurel hedgerow and the avenue of trees along Water Lane just beyond serving to define the frontage and ensure a good degree of privacy, with open country aspects beyond.

Stunning full house breadth double porcelain stone pathway approach to the main entrance giving access also to each side of the property. Ramped central threshold access to an imposing main front door.

Double garage, block paved parking area. Parking bays in front of the garage.

The front elevation of the property is of a striking architecturally inspired design by Swaine architecture and features mainly rendered sections relieved by stylish cedar cladding detail with a feature illuminated overhanging front canopy and wall lighting creating a welcoming and stylish approach.

Double Garage

Having two up and over doors. Translucent double glazed rear personal door. Light and power facility.

[Internal Plant Room](#)

Fitted Fox inverter and 10-kilowatt battery storage location. Vaillant high-capacity pressurised hot water cylinder and buffer tank.

Stunning Rear Garden

There is a level rear garden with an expansive porcelain stove terrace/alfresco area beyond which there is a recently dressed seeded expansive lawned area defined along the rear boundary by a post and rail fence with open paddock land beyond.



GENERAL INFORMATION & FLOOR PLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

GROUND FLOOR exc. Garage	176.00m ²
FIRST FLOOR	85.50m ²
GARAGE	44.70m ²



SERVICES

Mains drainage, water, and electricity are connected to the property. Energy efficient air source under floor central heating. Mechanical ventilation / heat recovery system (MVHR) to create a 'fresh air' controlled environment, minimising heat loss from conventional ventilation. High calibre sealed unit double glazed window system. Solar panel power with battery storage.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

Central Heating

The property is served by a state-of-the-art Vaillant 10-kilowatt outport air source heat pump complemented by battery storage. The heating system circulates under floor to ground and first floor levels with thermostatic control.

Environmental Considerations – Flooding

This Government supplied information informs the flood risk of the land around the property, not the building itself. The risk of flooding is identified as very low for rivers and sea and very low for surface water. <https://check-long-term-flood-risk.service.gov.uk/postcode>.

We understand the property has not flooded in the last 5 years.

LOCAL AUTHORITY

Council Tax Band TBC

Melton Borough Council
The Council Offices,
Nottingham Road, Melton Mowbray,
Leicestershire
LE13 0UL
www.melton.gov.uk
01664 502502

Available Broadband - Basic 7 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ✓ Vodafone - ✓ EE - ● Three - ●

✓ = Good ● = Variable ✗ = Poor

ADVANTAGE 10 – YEAR STRUCTURAL WARRANTY

The property will benefit from a new home 10-year structural warranty.

TENURE

We understand the property is freehold and will be offered with vacant possession on completion.

VIEWING ARRANGEMENTS

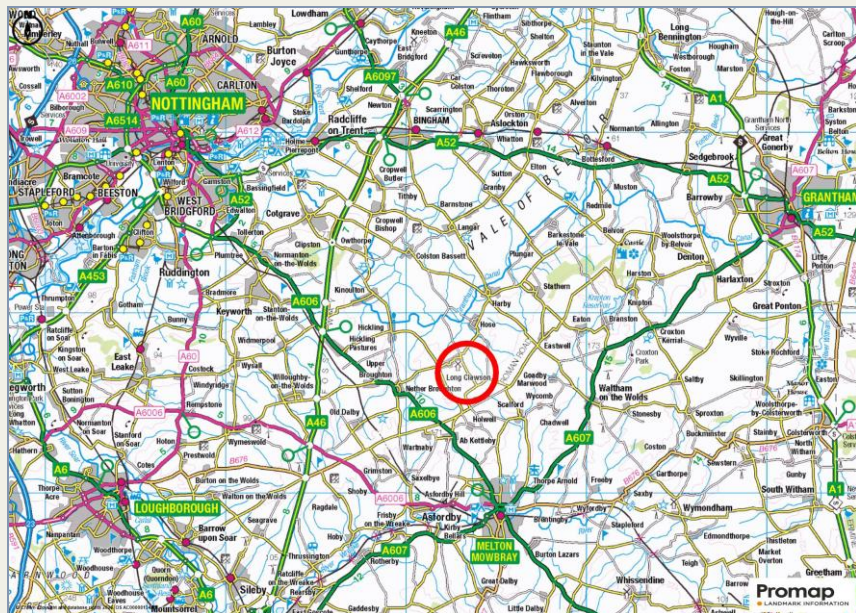
If you are interested in Hill View and would like to arrange a viewing, please contact us on
01636 815544
www.smithandpartners.co.uk

SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

The property has a predicted energy assessment rating of **A**
A copy of the EPC will be deposited in due course.
Please contact us for more details.

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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