



Westfield Lodge, Westfield Lane, Westfield Lodge Westfield Lane

£1,750,000 Freehold

Exceptional five-bedroom, four-bath detached home with stylish interiors, open-plan living, landscaped gardens, multiple living spaces, office, boot room, extensive parking and integral garage.

Council Tax band: G | Tenure: Freehold | EPC: TBD

WESTFIELD LODGE — AN EXTRAORDINARY RESIDENCE OF ARCHITECTURAL DISTINCTION, CONTEMPORARY LUXURY AND CAREFULLY CONSIDERED SUSTAINABILITY...

BEING SOLD WITH NO ONWARD CHAIN

Sustainability sits at the heart of this exceptional five-bedroom, four-bathroom detached residence, where the air-source heat pump, underfloor heating throughout the ground floor, in-roof photovoltaic solar panels and battery storage complement an outstanding contemporary specification. Comprehensively reimaged through a transformative renovation, this remarkable home combines thoughtful energy provision with striking architecture, expansive family accommodation and exquisite finishes across three beautifully appointed floors. Set within the countryside surroundings of historic Barlborough, neighbouring fields and mature greenery provide an idyllic backdrop to a home offering both architectural distinction and an enviable way of life.

The imposing exterior combines crisp rendered elevations with contrasting red-brick detailing, dark-framed glazing and characterful dormer windows, with a new roof forming part of the extensive renovation. Seamless guttering, a zinc standing-seam entrance and complementary standing-seam detailing to the gable further distinguish an exterior that embodies the pinnacle of contemporary luxury. Carefully incorporated exterior LED lighting accentuates the dormers and gables, giving the house an impressive presence as daylight fades. An imposing and exclusive 2.7-metre-high luxury Spitfire entrance door provides a simple statement of the level of consideration taken when designing and building this estate.

A tree-lined driveway creates a distinguished sense of arrival, opening onto an extensive gravelled frontage with ample off-street parking and access to a large integral single garage with an electric remote-controlled door. Ducting is already in place to accommodate electric gates at the front. An Andersen EV charger adds valuable everyday convenience, while extensive Hikvision CCTV coverage across the property's grounds and an advanced alarm system complement the specification.

Inside, beautifully considered interiors balance statement entertaining spaces with the warmth and comfort of everyday family living. Herringbone-pattern luxury vinyl tile flooring runs through much of the ground floor, introducing an elegant, cohesive finish, while the impressive staircase pairs oak handrails with dark metal balustrades. Extensive glazing draws natural light throughout the accommodation, framing the landscaped



The same attention to detail extends to the practical spaces. A beautifully fitted boot room incorporates extensive cabinetry, coat storage, seating, worktop space and sink facilities, together with a dedicated dog shower—



Kitchen / diner

20' 7" x 20' 1" (6.28m x 6.13m)

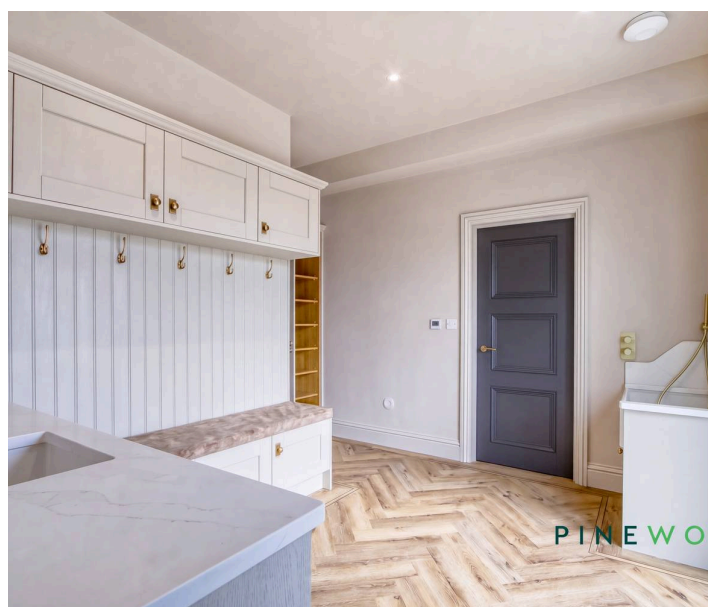
The magnificent kitchen forms the centrepiece of this exceptional residence, combining exquisite finishes with superb space for dining and entertaining. A substantial island anchors elegant Shaker-style cabinetry, complemented by quartz worktops, brass-toned fittings, herringbone tiled splashbacks and a Quooker three-in-one boiling-water tap. A commanding Rangemaster Estel Deluxe cooker is supported by separate full-height larder fridge and freezer units, an integrated Siemens dishwasher and a Siemens microwave discreetly built into the island. The dedicated dining area accommodates a table seating up to twelve, flowing into the adjoining family space for effortless entertaining. Herringbone-pattern LVT flooring and underfloor heating provide style and comfort, while feature pendant lighting and illuminated ceiling details complete this distinguished heart of the home.

Sitting Room

20' 1" x 15' 1" (6.13m x 4.61m)

Flowing seamlessly from the kitchen, this spectacular family room delivers a breathtaking expression of space, light and architectural grandeur. A soaring vaulted ceiling crowns the dramatic glazed gable, while expansive bi-fold doors open onto approximately 100 square metres of patio, creating an extraordinary setting for summer entertaining. From relaxed mornings to evenings hosting friends, **REST OF LISTING ONLINE.**

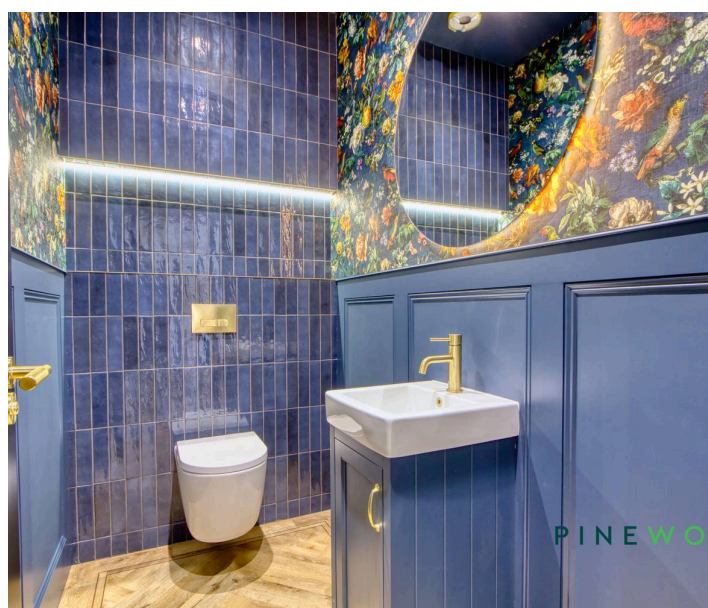




Living Room

13' 10" x 13' 5" (4.21m x 4.09m)

An elegantly appointed reception room providing a more intimate retreat from the principal open-plan living space, ideal for relaxed evenings and quieter moments. A bespoke media wall forms the focal point, combining vertical timber detailing with a striking illuminated surround and floating low-level cabinetry for discreet storage. Concealed lighting beneath the cabinetry and around the ceiling perimeter creates a soft, atmospheric glow, while a broad front-facing window welcomes natural light. Plush fitted carpeting, underfloor heating and a refined neutral palette complete this inviting space, balancing contemporary sophistication with everyday comfort.



Boot Room

14' 5" x 11' 7" (4.40m x 3.53m)

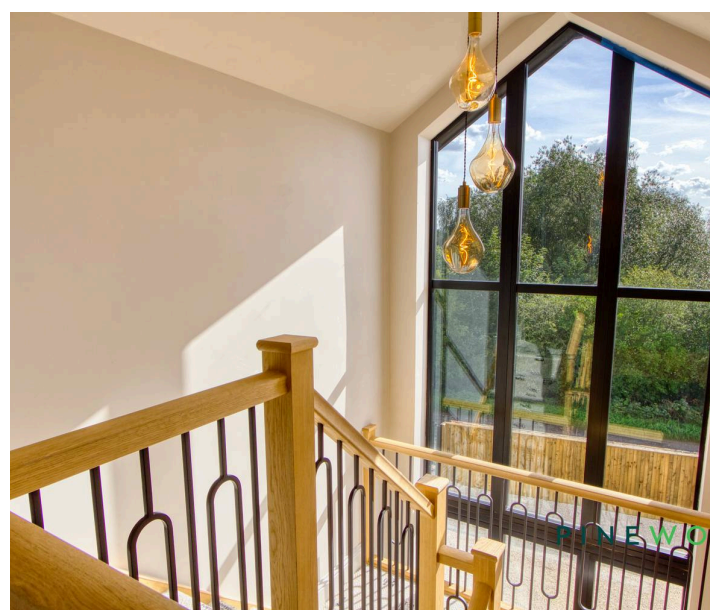
An elegantly appointed boot room bringing refined design to the practical demands of country living. Extensive fitted cabinetry and overhead cupboards provide discreet storage, complemented by coat hooks and a built-in bench for comfortably removing outdoor footwear. A separate sink and useful worktop support everyday tasks, while a dedicated dog shower is ideal after countryside walks. **REST OF LISTING ONLINE**



Bedroom 1

20' 3" x 16' 9" (6.18m x 5.10m)

An exceptional private sanctuary, the principal bedroom combines generous proportions with the architectural splendour of an impressive vaulted ceiling. Full-height glazing, including French doors with a Juliet balcony, draws natural light deep into the room and frames views across the grounds, offering a beautiful backdrop to unhurried mornings. Carefully positioned pendant lighting accentuates the soaring space, creating an elegant atmosphere for restful evenings. There is ample room for a substantial bed and a comfortable seating area, allowing the suite to become a personal haven for relaxation. Direct access to a dedicated dressing room and en-suite completes this distinguished retreat, bringing comfort, privacy and effortless luxury to everyday life.



Ensuite (Bedroom 1)

An exquisite en suite bringing the indulgence of a luxury spa to the principal bedroom. A sculptural freestanding stone bath takes centre stage, inviting long, restorative soaks beneath the soft glow of concealed perimeter lighting. Beyond, a generous walk-in shower with twin overhead rainfall-style fittings creates an impressive bathing space, screened by glass above a tiled partition. Twin statement stone basins and wall-mounted taps lend elegance to daily routines, complemented by warm metallic finishes and a large illuminated mirror. Coordinated stone-effect tiling and an illuminated recessed niche complete the beautifully composed interior, while an obscure-glazed window welcomes natural light with privacy. A sumptuous sanctuary for





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