



# Four bedroom historic family home

Kingston Tower, 6 Kingston Hall, Gotham Road, Kingston On Soar, Nottingham

Leasehold





Arranged over four storeys • Exceeding 3500 sq ft of accommodation • Principal bedroom with en suite  
Retaining many period features throughout • Set within 16 acres of communal gardens • Private courtyard to the rear  
• Communal heated swimming pool • Allocated parking and double garage

### Location

The pleasant village of Kingston On Soar lies on the border between Nottingham & Leicester and neighbours Kegworth which offers a wide range of local amenities including a butchers, convenience stores, two restaurants, three public houses and a primary school. Kingston Hall is extremely well placed for commuters with the M1, A50, A6, A453, East Midlands Airport and East Midlands Parkway all within very close proximity with trains to London running frequently from East Midlands Parkway in approximately 1hr 22m.

### Description

Kingston Hall is a Grade II Listed historic country house built in the 1840's, set within 16 acres of parkland grounds and was once home to Lord Belper. This particular property incorporates the tower to the west elevation of the building, with generous accommodation arranged over four storeys, parts of which are now due upgrading to create a unique family home.

### Ground Floor

An arched entrance door leads into the hallway and on to the ground floor accommodation which comprises:

A generous sitting room to the front of the property with arched feature windows through to the hallway, a focal point open fire and a double fronted view out over the grounds.

A well-proportioned kitchen diner accessible off both the sitting room and the entrance hall, incorporating a range of solid pine base and wall units with tiled work surfaces and integrated appliances to include a Siemens double oven, a Siemens 4 burner induction hob with extractor above and an integrated fridge freezer, with space and plumbing provided for a dishwasher.

Stairs lead down off the kitchen to a lower ground floor area, holding a dining room with solid oak flooring, a brick built fire place and alcove display shelving. A door from the dining room leads into a utility area with space and plumbing for appliances as well as a cellar providing ample dry storage.







### First Floor

A split level staircase leads to the two bedrooms at this level to include the principal bedroom, a sizeable room featuring a double fronted view, fitted wardrobes and a three piece en suite bathroom. A second double bedroom sits to the other side of the staircase also benefiting from an en suite bathroom, in addition to a large store which could become a walk in wardrobe.

### Second Floor

Holding a further two double bedrooms, one of which being a loft room with an en suite WC & wash hand basin, a dressing area and eaves storage, whilst the other bedroom at this level is fitted with alcove wardrobes and enjoys a view out to the west aspect.

### Outside

A private, walled courtyard is accessible off the hallway with a tiled floor and rendered walls, providing a pleasant seating area for sole use of this property.

There is ample off street parking to the front of the property in addition to a double garage within a block of three garages, fitted with an electric door, internal power and lighting.

The property has sole use of a lawn to the front aspect bounded by a mature laurel hedge and a large lawned area to the side of the property, with 16 acres of well-manicured, communal parkland on the door step which is freely available to

room for the residents of Kingston Hall and holds a number of hidden seating areas. A communal heated swimming pool with a shower and two changing rooms is also freely available for residents' use.

### General Information

**Tenure** Leasehold, £300pcm service charge to cover the buildings insurance, water rates and maintenance of the swimming pool, the roof, the private drainage system and the grounds.

**Services** The property has mains water, electricity, gas fired central heating and a private drainage system serves all properties at Kingston Hall.

**Viewings** Strictly by appointment with Savills.

# Kingston Tower, 6 Kingston Hall, Nottingham

Main House gross internal area = 3,568 sq ft / 331 sq m

Garage gross internal area = 299 sq ft / 28 sq m



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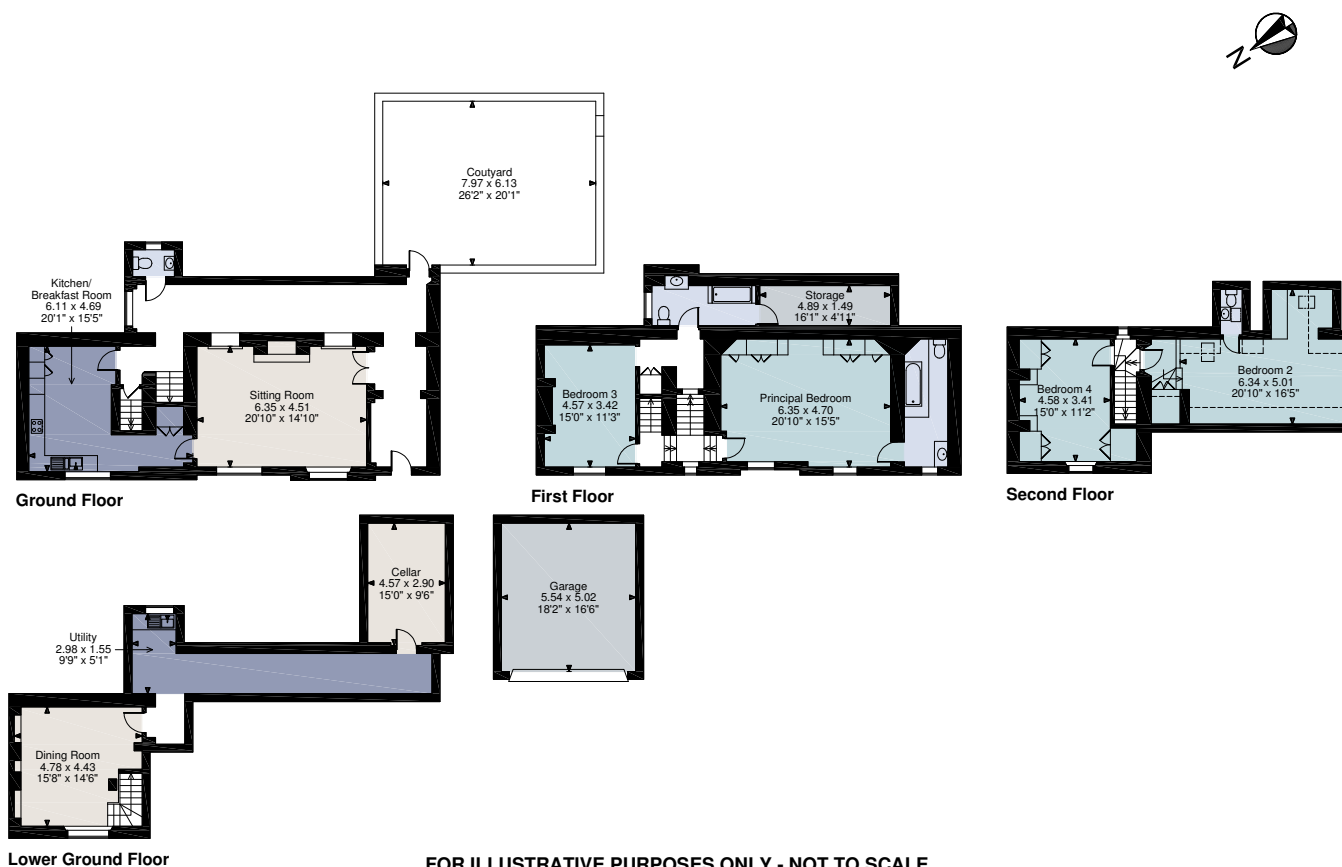
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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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