



Country residence in Newstead Abbey Park.

Mount Charlotte, Newstead Abbey Park, Nottinghamshire

Freehold



Highly desirable residential location • Accommodation approaching 8,000 sq ft • Set within a private plot of 2.5 acres • Private, tree lined in and out drive • Four first floor en-suite bedrooms • Four generously proportioned reception rooms • Detached annex and games room
Mature formal landscaped garden to the rear

Location

Newstead Abbey Park is an exclusive estate set within beautiful wooded countryside, the park itself is one of the country's most famous beauty spots being the setting for Newstead Abbey, the former home of Lord Byron. The area boasts some of the country's most prestigious houses set within a managed woodland setting and yet within easy reach of the main Nottingham to Mansfield Road, the A60 and the local facilities available nearby in Ravenshead. Nottingham is 11 miles south of the property with the M1 approximately 8 miles. There are rail connections to the Capital from Nottingham train station, providing transport to London in approximately 102 minutes.

Directions

Proceed out of Nottingham on the A60 Mansfield Road continuing through Arnold and Redhill to the roundabout. Continue on the A60 past the Lakeside Leisure Complex to Ravenshead and just after the Hutt Restaurant and Public House take a left hand turn into Newstead Abbey Park and then your second right. Follow this road to the end of the track until you reach Mount Charlotte which will be on your right hand side.

Description

Mount Charlotte is a unique country residence positioned within a stunning setting, surrounded by mature pine trees and enjoying an elevated position. The property stands in mature formal gardens of approximately 1.5 acres, alongside a mixed woodland area of approximately 1 acre. The accommodation is impressive in its individual style and size, with the main house boasting in excess of 4,500 sq ft in addition to a large detached games room and detached annex tucked to the rear of the plot.

Entry via the double doors to the front aspect lead into a spacious tiled entrance hall and onto the ground floor living accommodation. Off the entrance hall to the right hand side is the principal reception room, a split level room occupying a formal dining area to the upper tier and a fine, bright sitting area featuring a central multimedia platform with a marble surround, a large bay window providing views across the grounds and surrounding woodland and French doors out to the front.

The well-appointed family kitchen is accessible off the raised formal dining area and incorporates a range of high gloss black base and wall units with a central chef's island benefitting an adjoining



breakfast table and a lounge to the head of the room. There are a collection of high quality integrated appliances within the kitchen to include a Neff induction hob within the central island, a Neff oven and warming drawer, an American style fridge freezer with ice dispenser, a secondary electric Neff oven, a Neff microwave oven, a Neff washer dryer, a dishwasher and a Gorenje wine cooler. Adjacent to the chef's island there is a bar area with a granite top, glass fronted wall units, glazed shelving, a wine rack and base units. To the head of the kitchen there is a pleasant seating area fitted with engineered hardwood flooring, a built-in TV Unit and French doors out to the rear.

The delightful sunroom to the south elevation offers a most pleasant seating area with glazing and French doors to all three elevations.

Off the main entrance hall to the left hand side is a secondary reception room with predominately floor to ceiling glazing across the bay window, twin decorative display niches and views over the heavily wooded front aspect. Adjacent to the secondary reception room sits a fully fitted bar with an LED dancefloor, French doors out and a music and lighting system.

Stairs ascend from the entrance hall to the first floor landing off which sit four double bedrooms to include the superb master suite which is fitted with built-in wardrobes across two walls, in addition to three pairs of double glazed French doors which open out on the semi-circular balcony

affording views across the front gardens. The master bedroom holds a five-piece en suite bathroom fitted with a built-in jacuzzi bath, a low level W.C, a bidet and his and hers wash hand basins. The dual-aspect second bedroom mirrors the master, also holding a five-piece en suite bathroom and benefitting three pairs of French doors out to a semi-circular balcony. There are two further double bedrooms at first floor level, both of which enjoy en suite bathrooms and access out to the rear balcony.

Games room

Positioned to the wooded boundary, the fantastic 54ft games room provides ample recreational and entertaining space with glazing to three elevations and offering an engineered hardwood flooring seating platform, a lounge area, a bar, a W.C and a pair of French doors to both the east and south aspects.



Annex

Also positioned to the wooded boundary is the detached 1,200 sq ft annex which is currently used as office space, however is easily converted into living accommodation and currently occupies a triple aspect reception room, accessible via the pair of French doors off the external canopied entrance and three further front facing rooms, all with sliding doors out to the front aspect and all benefitting en suite three-piece shower rooms.

Outside

Mount Charlotte is accessed via a private road, flanked by ferns and pine trees, leading down to an in-and-out drive with electrically operated entry and exit gates. To the front of the property there is an abundance of ornamental trees and shrubs laid around sweeping lawns all bound by mixed woodland.

The south east facing rear garden predominantly laid to lawn, with a full width patio running the length of the house and enjoys a secluded position, bound by mature mixed woodland and shrubbery with a lighting and irrigation system. Tucked to the west aspect there is an additional lawn with a central feature pond.

Tenure

Freehold.

Services

Mains electricity, oil fired central heating, septic tank drainage and water are understood to be connected to the property.

Viewing

Strictly by appointment with Savills.





Mount Charlotte, Nottingham

Main House gross internal area = 4,517 sq ft / 420 sq m

Garage gross internal area = 233 sq ft / 22 sq m

Games Room And Boiler Room gross internal area = 2,048 sq ft / 190 sq m

Annexe gross internal area = 1,242 sq ft / 115 sq m

Balcony external area = 941 sq ft / 87 sq m

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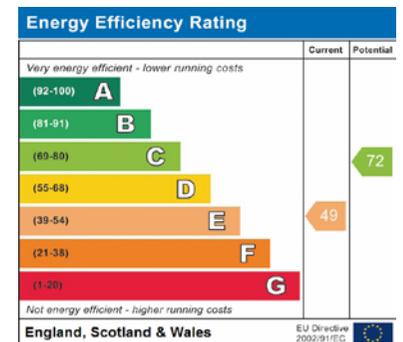
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