



Generous family home enjoying a delightful plot

Woodhurst, Hardigate Road, Cropwell Butler, Nottingham



Highly desirable village location • Versatile living arrangement
Contemporary breakfast kitchen • Two ground floor & two
first floor bedrooms • Planning permission for an additional
bedroom • Substantial, well maintained gardens
EPC rating: C

Location

Cropwell Butler is an idyllic conservation village located within the highly sought after Vale of Belvoir. The village itself is ideally located with connections to Nottingham via the A52, Leicester via the A46 and the market towns of Newark and Grantham, both of which offer good rail links to London Kings Cross (1hr 12 mins from Newark, 1hr 2 mins from Grantham). There are local facilities in the villages of Radcliffe on Trent and Cropwell Bishop as well as the market town of Bingham.

Description

Woodhurst was previously a small cottage which has been extended over the years to create a spacious family home approaching 2,000 sq ft and enjoys a versatile layout. Planning permission is in place for first floor extension, to provide an additional bedroom with en suite at this level.

Double doors to the front aspect lead through to a tiled entrance hall with W.C off, and onto the extensive ground floor accommodation. Off the entrance hall to the right hand side sits the large, bright sitting room benefitting a dual aspect view over the gardens, a sliding door out to the east aspect and a fireplace with inset log burner and oak mantle. There is ample space within the sitting room to also accommodate a formal dining area.

The well-proportioned breakfast kitchen incorporates a range of white, high gloss base and wall units with granite work surfaces and a collection of integrated appliances to include an under counter fridge, an integral John Lewis dishwasher and a Smeg electric oven with a five burner gas hob and extractor above. A utility sits adjacent to the breakfast kitchen providing space and plumbing for additional appliances with a door out to the side aspect.

The north end of the property at ground floor level occupies two double bedrooms, one which holds a full wall of fitted wardrobes and French doors out to the rear patio. The recently fitted shower room serves the two ground floor bedrooms and is fitted with a corner shower, a low level W.C, a wall mounted hand wash basin and a chrome, heated towel rail.

Stairs ascent from the hallway to the first floor landing, off which sits a useful linen cupboard and two en suite double bedrooms to include the master bedroom with a dormer window to the east aspect and a three piece ensuite bathroom and a second double bedroom with an en suite shower room.





Outside

Oak double gates lead off Hardigate Road and onto the gravel laid drive, providing off street parking alongside the single pitched roof garage with an up and over door and internal power and lighting.

Delightful, well maintained gardens cloak the east and south elevations which are predominantly laid to lawn with a patio seating area to the rear of the property and an extensive range of mature planting and shrubbery to the borders.

Agents Note

Full planning permission (reference 17/01282/FUL) was granted in 2017 by Rushcliffe Borough Council for the construction of a first floor extension to provide a master suite comprising of a double bedroom, an en suite and walk in wardrobe. Details of the application can be obtained

from Rushcliffe Borough Council website www.rushcliffe.gov.uk or from Savills upon request.

General Information

Tenure
Freehold

Services

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

Viewing

Strictly by appointment



Woodhurst, Nottingham
Main House gross internal area 1,846 sq ft / 172 sq m
Garage gross internal area 202 sq ft / 19 sq m
Total gross internal area 2,048 sq ft / 190 sq m



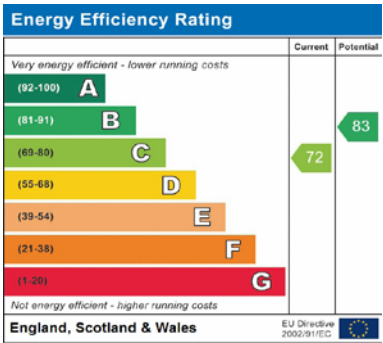
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