
FAIRMONT

EDWALTON, NOTTINGHAM

STUNNING MODERN HOME IN AN EXCLUSIVE RESIDENTIAL SETTING



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**FAIRMONT IS A STUNNING INDIVIDUAL
MODERN HOME DESIGNED AND
DEVELOPED BY AN AWARD WINNING
DEVELOPER WITH PROVEN TRACK RECORD
OF DELIVERING SOME OF THE MOST
SPECIAL HOMES WITHIN THE REGION**

Extending to over 8,200 sq ft

Impressive carefully conceived layout which
cannot fail to impress

Flexible zoned open plan living space with
individual reception rooms

Spacious terrace

Magnificent indoor pool complex with steam room

Glorious kitchen breakfast room

Extensive quality integrated appliances

Walk-in cold room/larder

Bespoke cantilever staircase rising to 360 degree
landing

Five luxurious en suite bathrooms

Three separate terraced areas

Integral garaging

Landscape gardens



LOCATION

Fairmont enjoys a privileged position set back through a private driveway off Melton Road, Edwalton. The setting lies to the south of Nottingham in an area of high quality housing and within easy reach of the local facilities and amenities in West Bridgford town centre and to Nottingham itself. There is excellent access to a wide range of regional centres with train times from Nottingham to London St Pancras International 1 hour 39 minutes. East Midlands Airport is within 14 miles.

The property enjoys a very private position with remote controlled gated entrance.

DESCRIPTION

This luxurious home has been carefully considered, designed and built by an Award winning developer who has considered every aspect of this luxury home to ensure it delivers the most stunning property for the discerning occupier.

The approach to the house sets the scene with a circular courtyard area to the front of the house around a central water feature. High double doors lead through and open up into the magnificent entrance hall/reception with the bespoke wide cantilever staircase rising to the first floor which is partly galleried over.

This flows into the range of open plan living spaces including the magnificent kitchen area with high end Miele and Fisher & Paykel appliances with hardened granite and marble surfaces, resin sinks and generous breakfast area. There is a cooled walk-in pantry with integrated wine fridge and freezer and a completely separately fully fitted utility room, independent of the kitchen for acoustic purposes.

Set to the side of the large and well lit open plan living space is a discreet bar area fitted with wine fridges and bespoke cupboards. In addition to the open plan space there are individual reception rooms, one of which has independent access to the front courtyard, ideal for a home office space. There is a generous private sitting room set to the front of the house and a stunning dining room with bespoke glazed curtain walling and built in glazed cabinets which also look through to the generous indoor pool complex.





The swimming pool complex enjoys a separate cloak room and lobby area which accesses the steam room, built with considerable attention to detail and individual polished mosaic tiles.

The indoor pool has a generous sitting area set to the side with built in swim jet system.

Amongst some of the features of the property is the great care and attention to every detail and in particular the planned external and internal lighting features throughout the house will allow the occupiers to create a number of different scenes throughout the day and into the night.

Great attention has been paid to security with a monitored alarm system, 360 degree camera system and Shoot bolt locking mechanism.

No expense has been spared in the construction of the property which is to the very highest standards throughout. The house enjoys underfloor heating throughout the ground floor and climate control with air conditioning set into individual zones and rooms.

The fittings throughout the property are again to a high standard with extensive Italian light fittings, Grohe bath and shower fittings with Roca sanitaryware and Crosswater fibre optic showers.

There is an Ios Sonos controlled music system carefully installed and fitted throughout the house with detachable wall mounted iPad controllers. Integrated flat screen TVs within the principal living and bedroom accommodation.

Approached from the bespoke cantilever wide staircase the first floor landing is a truly stunning space with a high cathedral style ceiling, bespoke lighting features and a 360 degree walk around landing leading onto the wonderful individual bedroom suites.

The master suite is outstanding with its generous principal bedroom area and glazed doors leading out onto the lovely private side terrace. In addition there is a dressing area with extensive wardrobes and including an integrated Miele coffee maker. The en suite bathroom enjoys a walk-in shower, fully tiled walls and a free standing spa bath.

There are four further stunning and spacious bedroom suites, one with its own sitting area and all with either walk-in wardrobes or fitted wardrobes and the very highest quality en suite bath and shower rooms.

Two of the additional bedrooms enjoy access to private terrace areas. There is an integral garage with remote controlled up and over door with built in storage and direct internal access to the main house.



The care and attention to every detail continues to the exterior of the property with generous partly covered and open terraced area with seating and built in gas fire, set off the principal ground floor living areas. There is fencing around the property with enclosed terrace areas set to the rear, housing some of the air conditioning plant and lawned garden areas all set against a backdrop of mature trees affording a high degree of privacy.

The external lighting has again been carefully planned and considered to allow maximum enjoyment of the outside space and for security.

GENERAL INFORMATION

Tenure: Freehold

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

Viewing: Strictly by appointment with Savills.



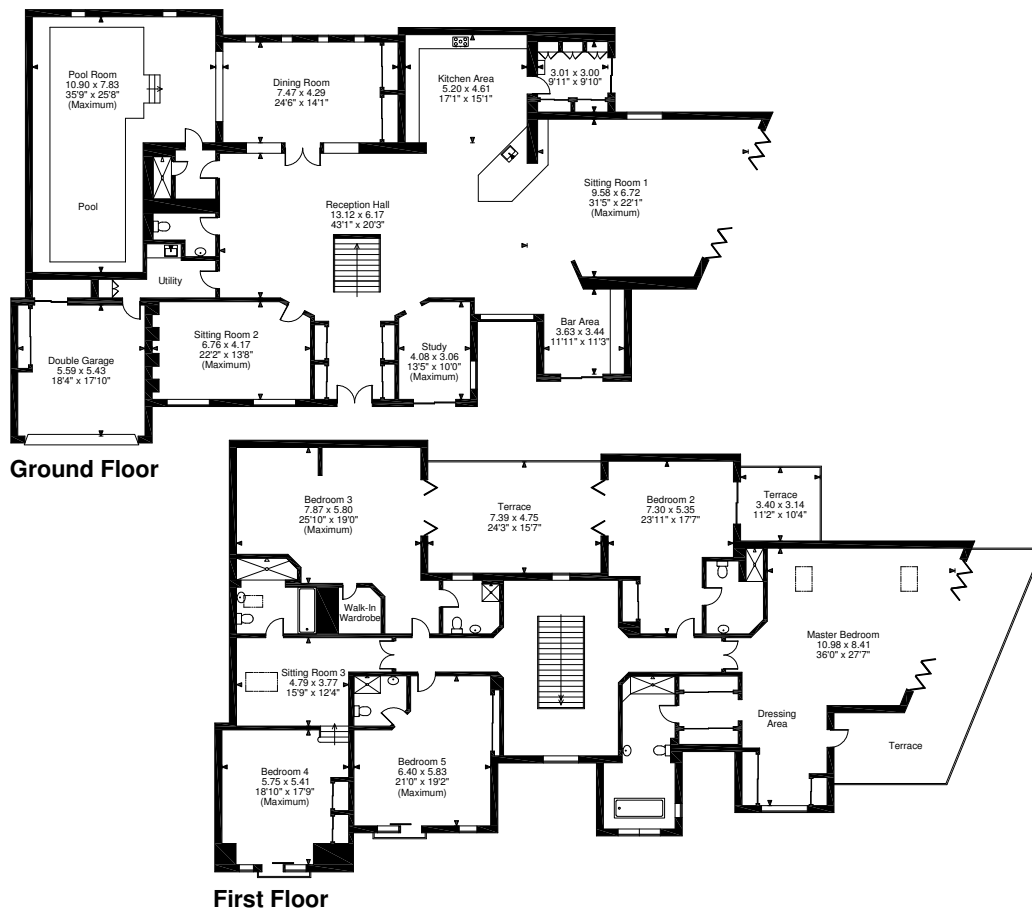


FAIRMONT

MAIN HOUSE GROSS INTERNAL AREA = 7,935 SQ FT / 737 SQ M

GARAGE GROSS INTERNAL AREA = 356 SQ FT / 33 SQ M

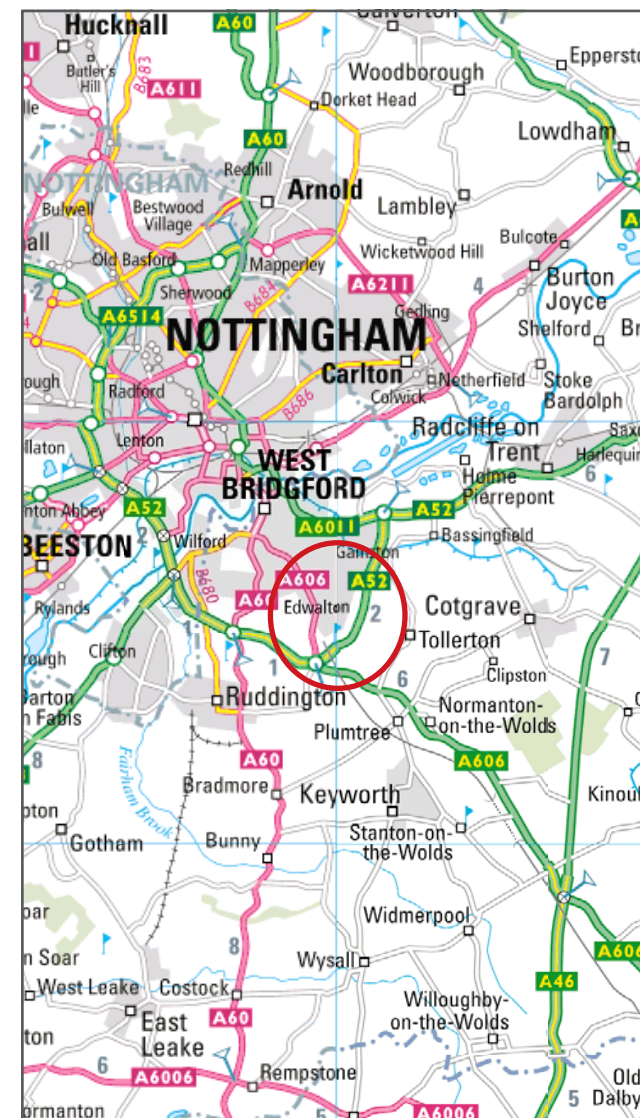
TOTAL GROSS INTERNAL AREA = 8,291 SQ FT / 770 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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