



# THE WARREN

LOUGHBOROUGH ROAD, BUNNY, NOTTINGHAM





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NOTTINGHAM

A LOVELY VILLAGE HOUSE OF  
GENEROUS PROPORTIONS SET  
WITHIN A PRIVATE PLOT IN THE  
GROUNDS OF BUNNY HALL

Extensive accommodation approaching 4000sq ft.

Self-contained annexe accommodation

Highly desirable residential location

Set within the grounds of Bunny Hall

Private drive to a gated entrance

Stunning Clive Christian kitchen diner

Five generous bedrooms, two en suite

Three reception rooms

South facing garden



## LOCATION

The Warren is located to the south of Nottingham off the A60 Loughborough Road. Bunny is a historic small village with excellent connections to Nottingham, Loughborough and Leicester and offers a variety of interesting properties. The M1 Motorway is easily accessible via the North Leicester Link. Communications are excellent with frequent rail service from Loughborough to London St. Pancras. Nottingham East Midlands Airport is some 9 miles distant.

## DESCRIPTION

The Warren is a highly attractive detached family residence set within the grounds of historic Bunny Hall. Constructed in 2012 and built to a traditional standard with aspects such as the detailed corning, wood panelling and ceiling roses adding to its character.







The generous, well-proportioned accommodation approaches 4,000 sq ft, arranged over two storeys and is finished to an excellent standard.

### Ground Floor

Accessed to the south aspect, a spacious entrance hall which displays the grand staircase also features oak flooring and wood panelling leads onto the ground floor accommodation. Off the right hand side of the entrance hall is the sitting room, a delightful room with floor to ceiling glazing, inset French doors out to the garden and a fireplace with log burner featuring a stone surround and mantle with a tiled hearth.

Glazed double doors lead from the sitting room and onto the stunning kitchen diner which is fitted with a Clive Christian kitchen incorporating a range of high quality base and wall units with granite work surfaces and a central chef's island with an oak work top. Fitted appliances within the kitchen include a range style oven with a five ring electric hob and an extractor above with space and plumbing provided for a dishwasher within the chef's island and a separate double fridge freezer within the full height units.

Further fitted units and plumbing is allowed for within the utility which sits off the kitchen and leads onto the ground floor W.C and provides integral access to the single garage.

Off the entrance hall to the left hand side there is a spacious double bedroom which also features floor to ceiling glazing with inset French doors in addition to a dressing room and four piece en suite bathroom with Jacuzzi bath.

### First Floor

Stairs ascend from the entrance hall to the first floor landing and onto the extensive first floor accommodation. The large master bedroom with exposed oak beams spans the depth of the property and enjoys views over the garden in addition to a dressing room and three piece en suite bathroom fitted with a wall mounted W.C, wall mounted sink and a Jacuzzi bath with shower above. There is an additional double bedroom to the front of the house sat adjacent to the master bedroom.

The remainder of the first floor accommodation is of a versatile arrangement, presently used as an annexe with external, independent access available. Currently, within the annexe there are two large double bedrooms, both with dressing areas, a three piece family bathroom, a large open plan kitchen/breakfast room and semi open dining area. The annexe is easily converted into further bedroom accommodation by reconfiguring the layout and removing the fitted kitchen, this would then create a substantial six bedroom detached family home with the bedroom accommodation positioned solely at first floor level.



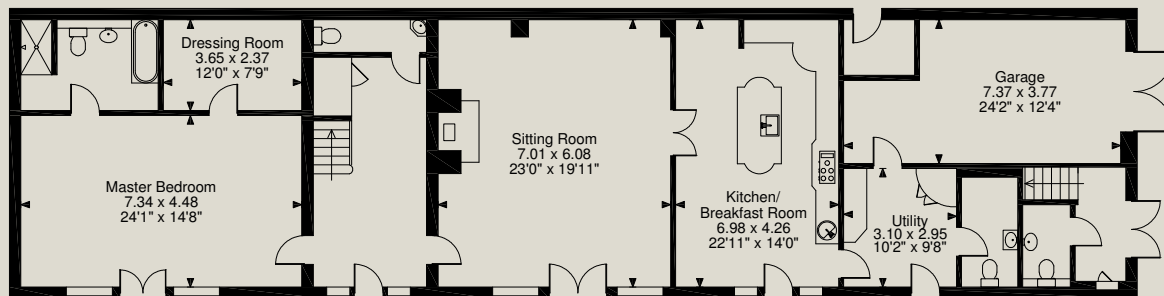
# FLOORPLANS

Main House gross internal area = 3,821 sq ft / 355 sq m

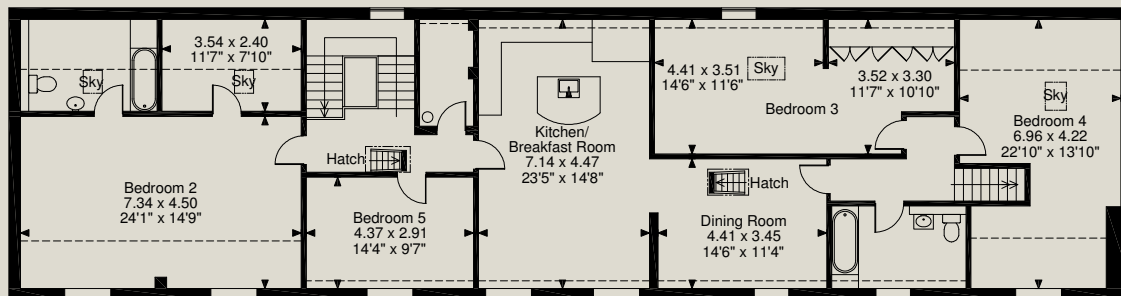
Garage gross internal area = 264 sq ft / 25 sq m

External Rooms & W.C. gross internal area = 117 sq ft / 11 sq m

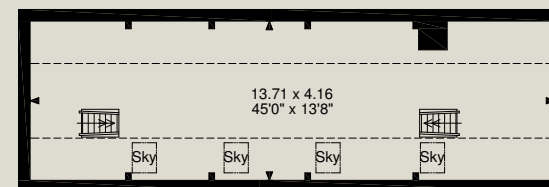
Total gross internal area = 4,202 sq ft / 390 sq m



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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## OUTSIDE

The Warren is accessed via a private sweeping road which leads from Loughborough Road to the imposing, ornate electric gates and through to the east aspect which allows for ample parking and is bordered with raised bedding areas.

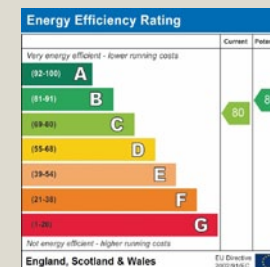
The pleasant, south facing garden to the front aspect overlooks the castellated tower of Bunny hall and is predominantly laid to lawn benefitting a full width patio with a central seating area and is bounded by a hedged border.

## 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 with Savills.



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