Spacious and versatile architect designed home

Heathfield, 18A Kneeton Road, East Bridgford, Nottinghamshire

Freehold

savills

Location

East Bridgford is a highly sought-after village with easy access to Nottingham. The nearby A46 provides excellent links to Newark and the East Coast Mainline to London and the North, to the A1 and South to Leicester. The secluded setting of the house within the heart of the village off a private driveway is particularly appealing.

East Bridgford has a well-regarded primary school, local shops, a public house and village hall with more extensive amenities available in the nearby market town of Bingham with links to the A52 and Grantham.

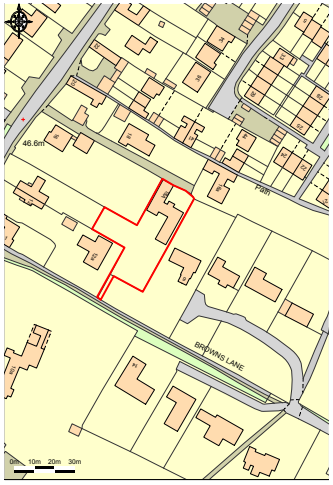
Description

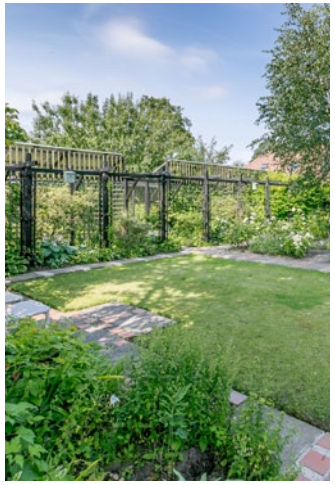
Heathfield, so called because of its plot location on a 17th Century map, was designed and built by its architect owner 30 years ago and fitted to an excellent standard throughout. The accommodation is on the ground floor facing south and west and all the principal rooms enjoy direct views and access onto the stunning garden. There is an additional guest suite/home office on the first floor, making four bedrooms and three bathrooms in total. Considerable care has been taken in the original design of the property with generous open plan areas and distinct rooms. The gardens of the property are a particular feature with a high degree of privacy, beautifully laid out in four related open garden rooms with mature planting.

Accommodation

The house is entered from the front courtyard via a glazed entrance lobby. The dining area has full height windows giving an immediate view of the garden. To the left a kitchen adjoins the dining area, refitted by the owners with a range of good quality built in wall and base units with Bosch integrated appliances. Beyond the kitchen is a laundry with a Worcester Bosch gas central heating boiler, a sink, worktops and wall storage. A cupboard off a back lobby houses a large hot water cylinder, fed both by the boiler and solar water heating panels on the roof. The lobby leads to a closed yard for drying laundry.

The dining area opens into the garden through a fully glazed lobby and through two sets of bespoke oaks doors into a well-proportioned and spacious Sitting Room. These doors provide open planning that can be closed to provide separation also. Both dining area and sitting room have oak strip flooring with an inset carpet defining the sitting area. Oak framed glass sliding folding doors can be drawn back in summer to reveal a tiled Garden Room with direct view and access to the wonderful garden. A Chesney wood burning stove is set on a green slate hearth with built-in oak book shelves on each side, so that the sitting room has an alternative summer and winter focus.





A west facing bedroom wing has a dressing corridor with extensive built-in wardrobe and linen storage cupboards. Carefully designed roof lights allow natural light to flood in.

The master bedroom is spacious with direct access to the garden. It has fitted wardrobes and a comfortable en suite bathroom with shower, vanity unit, inset basin, W.C and bidet.

Bedroom 2 is a good-sized double room with direct views and access to the garden and Bedroom 3 is similarly sized with direct access to a garden terrace.

The family bathroom has a p shaped bath with shower over, a vanity unit, wash basin, W.C and storage cupboards.
A door conceals a staircase to a first-floor guest suite/home office cleverly designed with roof lighting and built-in storage cupboards. It has an en suite bathroom with an electric shower over the bath, vanity unit, wash basin, W.C and cork floor.

Outside

The house is approached off a private gravelled drive. A front courtyard provides parking for three cars and garaging for two cars in a spacious garage with automatic opening of the up and over doors. On one side of the garage is a workshop running the full depth of the garage and on the other two useful stores. An external door from the workshop leads to a gated outside access with storage facility.

Gardens

Immediately around the property are generous paved sitting areas and mature gardens arranged as a set of different “garden rooms”. Beyond the home garden with a lawn, mature shrub and herbaceous planting is a rose garden and beyond that a fruit garden with a pergola integrating a concealed PV panel array (further information on request). To the side there is a separate raised-bed vegetable garden, a greenhouse with vines and peach, apricot and nectarine trees.

A potting bench and tool shed are attached.

A pathway leads to a rear access gate onto Browns Lane affording pedestrian access to the village field and primary school.

General Information

Tenure

Freehold

Services

Mains electricity, gas for central heating and cooking, drainage, water and underground telephone services are connected.

Viewing

Strictly by appointment

18A Kneeton Road, Nottingham
Main House gross internal area 2,069 sq ft / 192 sq m
Garage & Stores gross internal area 453 sq ft / 42 sq m
Greenhouse gross internal area 185 sq ft / 17 sq m
Workshop gross internal area 91 sq ft / 8 sq m
Total gross internal area 2,798 sq ft / 260 sq m

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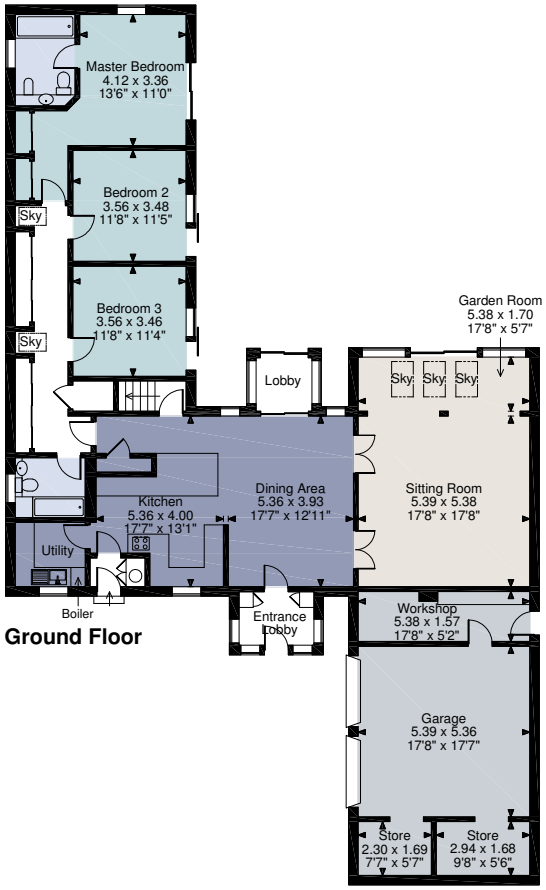

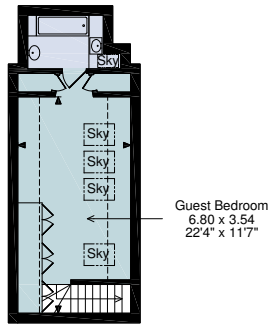

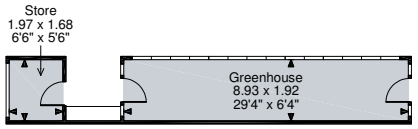

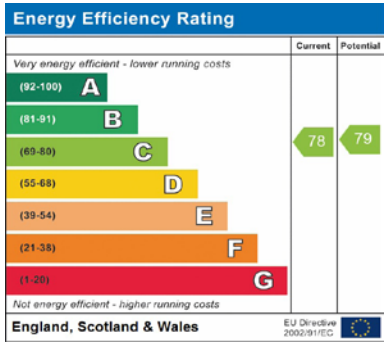

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Denotes restricted head height

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