



A most delightful and substantial detached family home

The White House, 6 Old Road, Ruddington, Nottingham

£1,500,000 Freehold

savills



An impressive detached executive style family home •
 Magnificent open plan sitting room / diner and bar area • A
 generous living / dining kitchen • Second sitting / family room •
 6 bedrooms and 3 en suites • Cinema room / bedroom 6 •
 Generous plot with secure car parking • Double garage •
 Premier sought after location • Floor area in excess of 5,000
 sqft

Local Information

Ruddington is a large well facilitated village which lies on the southern outskirts of Nottingham being highly convenient for both Keyworth and West Bridgford amenities and accessible to Queens Medical Centre, Nottingham University Campus and other major employers on the west/south side of the city.

Nearby Edwalton is a prime residential area on the south eastern edge of the Nottingham conurbation close to extensive amenities and high grade schooling in West Bridgford and having direct access into Nottingham centre and the University Campus/Queens Medical Centre.

The main retail centres of Nottingham and Leicester are readily accessible from the village - equally so the M1 motorway and East Midlands International Airport some ten miles to the south west are within convenient reach.

About this property

Designed and built with no expense spared in 2010, however completely redecorated in 2018.

The versatile and spacious accommodation comprises as follows:

Ground floor - Reception hall, full height with marble tiled flooring & a 6 foot crystal chandelier, arched window to the front, oak & glass staircase to the first floor and a useful cloaks cupboard. Cloaks, low level WC, wall hung wash hand basin, tiled floor, towel radiator and frosted double glazed window to the front. Open plan lounge / dining room, a fantastic light and airy room with three pairs of French doors leading out to the rear, inset ceiling speakers, feature inset gas fire, three chrome column radiators. Dining area and a feature bar area with bespoke lighting and shelving. Living room, double glazed French doors to the rear, gas fire and two radiators. Dining / living kitchen, base and wall units, island unit, LED lighting to kickboards, 5 ring gas hob, cooker hood, integrated dishwasher, double oven, microwave, plumbing for fridge and radiator. Utility room, base unit, stainless steel sink unit, plumbing for washer, two wall mounted gas boilers, tiled floor and frosted double glazed window to the front. Boot room, useful store and access to the double garage.

First floor - Galleried landing. Bedroom one, two double glazed windows to the rear, two radiators and a generous



walk in wardrobe. En-suite, low level WC, spa bath, wall hung wash hand basin, towel radiator, frosted double glazed window to the side, tiled floor and walls. Cinema room / games room, double glazed window to the rear, radiator, cinema room with 5.1 surround sound and 100" inch screen (by separate negotiation). Bedroom two, double glazed window to the rear, radiator and walk in wardrobe. En suite, quadrant steam shower, low level WC, wash hand basin & towel radiator. Bedroom three, a double aspect room with double glazed windows to the front and rear, radiator and walk in wardrobe. En suite, shower/wet area, wall hung wash hand basin, low level WC, tiled floor & towel radiator. Bedroom four, double glazed window to the front and radiator. Bedroom five, double glazed window to the front and radiator. Family bathroom, waterproof TV, double ended bath, wall hung wash hand basin, low level WC, walk in shower / wet area, towel radiator, tiled floor and walls.

Outside - To the front, automated gates with intercom system opening onto the generous driveway that provides car parking for numerous vehicles. CCTV camera system with night vision, area laid to lawn, water feature, outside lighting and access to the double garage. Twin remote roller doors, power and light and door to the rear. To the rear, full width patio area finished in Indian slate. Area laid mainly to lawn and outside lighting.

Tenure
Freehold

Local Authority
Rushcliffe Borough Council,
Nottingham

Energy Performance
EPC Rating = C

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office.
Telephone:
+44 (0) 115 934 8020.



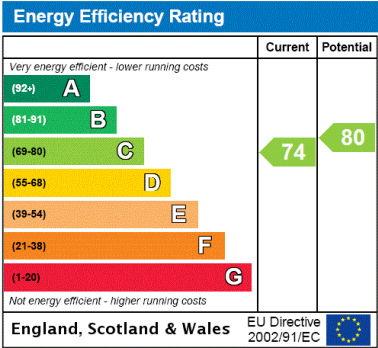


Old Road, Ruddington, Nottingham, NG11
Gross Internal Area 5165 sq ft, 479.8 m²

The White House, Old Road, Ruddington
Main House gross internal area = 4,722 sq ft / 439 sq m
Garage gross internal area = 443 sq ft / 41 sq m
Total gross internal area = 5,165 sq ft / 480 sq m



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