



A stunning and iconic detached country residence

Highfield House, Flawforth Lane, Ruddington, Nottingham

Freehold



Superb detached country residence • Highly sought after location with breath taking countryside views • Separate detached stable block with office • Floodlit Tennis Court • Adjoining paddock & manège • Outdoor heated swimming pool • Outstanding grounds and gardens • About 5.6 acres or thereabouts

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

Highfield House is without doubt one of the finest houses within the area enjoying a prestigious location. The house benefits from glorious open views to the rear across the adjoining open countryside.

The open countryside setting is spectacular and comprises the immediate grounds approached from a gated entrance opening on to a long tree lined drive, complimented by grass paddocks, manège, an outdoor heated swimming pool and a floodlit tennis court. Nestling back from the lane, it sits in approximately 5.6 acres and is ideal for the sporting enthusiast.

Ground floor - A glorious full height floor to ceiling hallway with a magnificent sweeping staircase with marble treads and risers with wrought iron balustrades. Double glazed arched windows to the front and doors off to the cloaks with vanity unit with inset his and hers wash hand basins, radiator and low level WC.





Sitting Room, double doors from the hallway, triple aspect room with views to the front, side and rear elevations. A feature marble fireplace surround, illuminated display niche and wall light points. Double doors open into the open plan dining / living kitchen. Dining area, opening into reception hall, bi-fold doors to the garden room and leading to the kitchen. Kitchen, a bespoke fitted kitchen with base and wall units, granite work surfaces, island unit with inset gas hob, fryer and griddle with cooker hood above. Eye level oven, integrated microwave, two integrated dishwashers and plumbing for American style fridge. Living area, further units with Aga, roof lantern, walk-in pantry and double glazed arched windows to the front.

Garden room, a light and airy room with stunning views to the rear, part glazed roof and three sets of French doors to the rear terrace. Utility room, front porch and access to the triple garage and games room. Games / snooker room, panelling to the walls, feature fireplace and sliding patio doors to the rear terrace.

Changing room / pump room, filtration and boiler for the swimming pool and shower room.

First floor – Landing with elevated aspect overlooking the reception hall and entrance. Bedroom one, a dual aspect room with double glazed arched windows to the front and sliding patio doors to the rear leading out onto the balcony. A generous walk-in wardrobe and a feature fireplace surround. En suite bathroom, vanity units with his and hers wash hand basins, low level WC, separate shower cubicle and an oval double ended bath.

Bedroom two, fitted wardrobes, double glazed arched windows to the front and en suite shower room. Two further bedrooms sharing a Jack n Jill bathroom.

Outside - Remote wrought iron gates open onto the tree lined driveway, flanked by formal gardens laid mainly to lawns and well stocked borders. On approaching the property the breath taking countryside views become evident.





A central water feature creates a natural roundabout with the driveway leading off to further car standing and the triple garage block.

The formal lawned gardens drop down to the manège and paddocks with the total plot approaching 5.6 acres. There is a detached stable block with a small office conversion and a separate driveway leading back onto Flawforth Lane.

To the rear of the property there is a generous sun terrace with outdoor lighting, leading to the outdoor heated swimming pool with an electrically operated cover and external lighting. Adding to the sporting theme there is a floodlit tennis court.

Triple garage block, three remote up and over doors, Belfast style sink unit and a walk-in wine cellar / store.

Tenure
Freehold

Energy Performance
EPC Rating = D


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





Flawforth Lane, Ruddington, Nottingham, NG11
Gross Internal Area 4877 sq ft, 453.1 m²
Outbuildings 1019 sq ft. 95 sq m
Garage 1140 sq ft. 106 sq m

onTheMarket.com

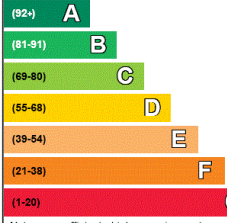
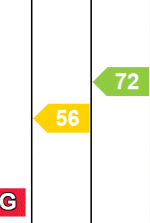
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	56	72
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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