



# Development of 5 individually designed homes

**Dovecote View, Woodborough, Nottingham**

Freehold





Built by award winning developers Swan Homes • High specification fixtures and fittings throughout • Gated development in a sought-after location • Superb, far reaching countryside views • All 5 plots have open plan kitchen family rooms • Generous, professionally landscaped rear gardens • En suite bathrooms to all properties • Either a single or double garage to each dwelling • Remote controlled security alarm systems

### Location

Woodborough remains amongst the most sort after of Nottingham's outlying villages. It combines a pretty village in a rural location with excellent commuting access to the City of Nottingham which lies just eight miles to the South West. The village itself has a great choice of local facilities and amenities including two tasteful public houses, a tennis club, a village hall, active churches, a general store and highly regarded village primary school.

### Description

Dovecote View is a private, gated development in the heart of Woodborough, made up of 5 high quality properties, sat along a central drive way, all finished to the Federation of Master Builders highest standard. The properties have been meticulously built by award winning builders, Swan Homes who have recently been crowned with the UK property award for the second year running, in addition to winning an award for a similar development in 2017. All 5 properties are due for completion in March 2021 to take full advantage of the current stamp duty holiday.

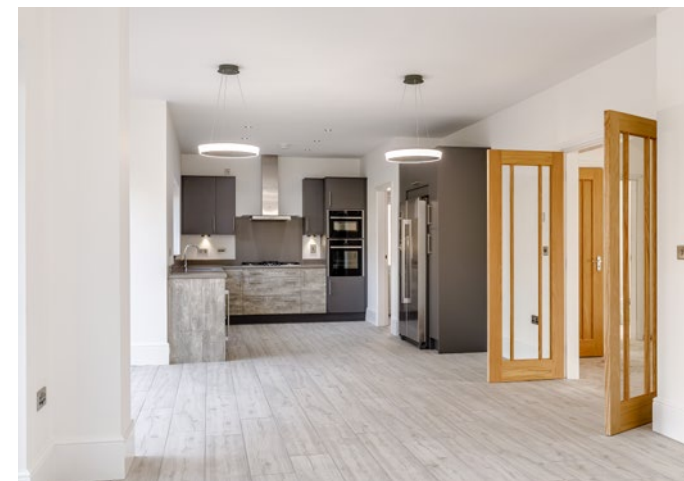
Each property type complements its own standing within the development and

they remain sympathetic to their environment, with standout design features such as the striking floor to ceiling curtain glazing, part rendered elevations and large home offices.

All five properties have generous, professionally landscaped gardens with spacious patio seating areas, private driveways and either a single or double garage, fitted with electric remote controlled Horman garage doors.

There is a well-considered mix of flooring types throughout, to include tiled floors in the open plan kitchen, dining, family rooms, Porcelenosa light oak engineered flooring to the living areas and high quality carpets to the first floors, all of which will be included in the sale, with the ground floor accommodation benefitting from zonal under floor heating.

The bathrooms are individually designed and are all of an extremely high standard, Including Roca sanitary ware, porcelenosa tiles and Aqualisa shower controls. All of the kitchens are uniquely manufactured and installed by Sheraton, fitted with soft close hinges, granite work surfaces and include Neff appliances throughout.





The spacious, professionally landscaped gardens present ample recreational space with two tiered designs allowing for large patio seating areas to the lower tiers and expansive lawns to the upper tiers, with timber sleeper retaining walls and flower beds alongside thoughtfully positioned external lighting. Whilst the properties themselves offer generous outside space, there is also miles of open countryside on the door step, offering pleasant walks from Woodborough over towards Epperstone, Lambley and Calverton.

#### **Oak Lea**

A four bedroom home offering 2122sq ft of accommodation with a superb open plan kitchen, dining, family room to the rear of the property, in addition to a formal sitting room to the front, a separate study/home office and a ground floor WC. There are four generous bedrooms to the first floor, one of which is en suite and a family bathroom. A detached double garage also benefits a room above with a kitchenette and shower room which could be used either as secondary accommodation or a further home office.

#### **Foxwood**

Foxwood falls under the same design type as Oak Lea and presents a similar accommodation over two storeys, a sizeable rear garden and a single garage.

#### **Fairholme**

A five bedroom house with an integral double garage, offering 2700sq ft of accommodation with an open plan kitchen, dining, family room in addition to a formal

sitting room, a separate study/home office and a ground floor WC & utility. There are five generous bedrooms to the first floor and a family bathroom, two of the bedrooms are en suite with the principal bedroom also benefitting a walk in wardrobe.

#### **Highcroft**

Highcroft is a bespoke four bedroom property and offers an arrangement similar to that of Fairholme, however, to take full advantage of the superb countryside views to the rear, the principal suite has been positioned to the south aspect, with a second en suite bedroom situated to the front of the property which also benefits a walk in wardrobe.

#### **Beck House**

The signature plot of Dovecote View, a five bedroom dwelling with a detached double garage, approaching 2700sq ft of accommodation and enjoying stunning views to the rear, southerly aspect. To the ground floor there is an open plan kitchen, dining, family room in addition to a formal sitting room, a separate study and a ground floor WC & utility. There are five double bedrooms to the first floor and a family bathroom, two of the bedrooms benefit en suite bathrooms and walk in wardrobes.

#### **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.



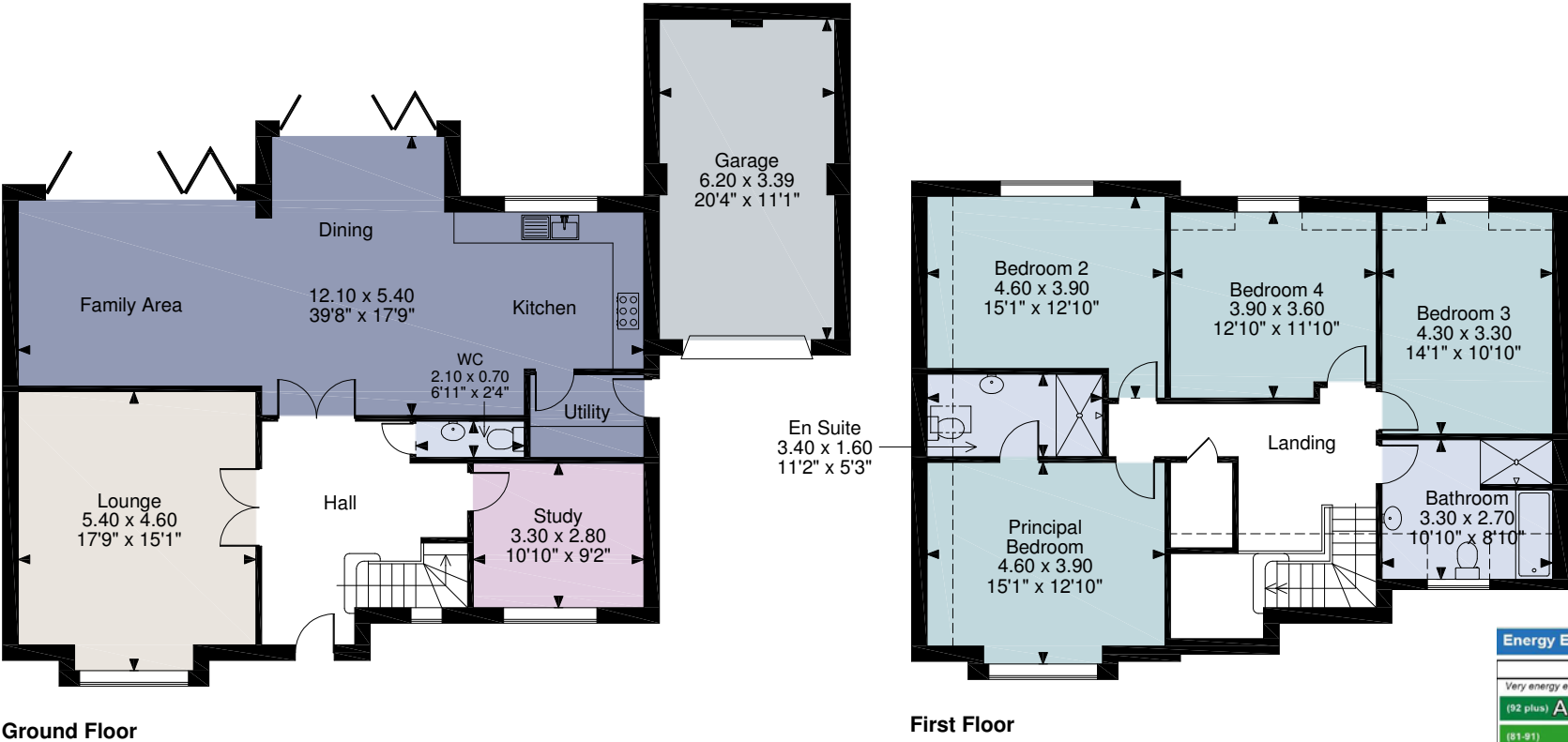
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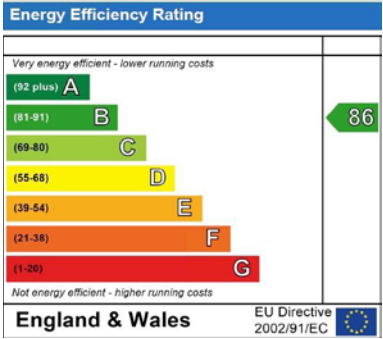
Dovecote View, Nottingham  
Main House gross internal area = 2,174 sq ft / 202 sq m  
Garage gross internal area = 226 sq ft / 21 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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