



A stunning new home exceeding 6000sqft

Plot 1, School Lane, Colston Bassett, Nottingham

Freehold



Highly regarded village location • Unique architect designed family home • 6000sqft of accommodation over three storeys • Lower entertainment level comprising swimming pool, sauna, cinema room, wine cellar, bar & gym • Plot approaching half an acre • Far reaching countryside views to the rear • Four / five bedrooms, all with en suite's • Detached, oak framed triple garage • Home Office Suite • An opportunity for own design and build project

Location

Colston Bassett is a small, delightful village, acknowledged to be one of Nottingham's most sought after locations, pleasantly situated within open countryside but within easy commuting distance of Nottingham City Centre. It is close to the A46 giving excellent dual carriageway access North to Newark (17 miles) where there is a fast train service to London Kings Cross in just 74 minutes and South to Leicester (24 miles). Nottingham is only just over 10 miles distant to the West and Grantham is around 17 miles to the East. Colston Bassett offers a renowned village pub, a primary school, a dairy and a bakery, with more extensive amenities found in nearby Bingham which is 5 miles north of the property.

Description

A rare opportunity to acquire a unique, architect designed family home within one of the most sought after locations in South Nottinghamshire. The property will be a truly individual, contemporary dwelling of vast proportions, which when complete will offer in excess of 6000 sq ft of accommodation, within a plot of half an acre, boasting unobstructed countryside

views to the rear aspect.

The accommodation is to be arranged over three storeys with four / five bedrooms in total, all benefitting en suite bathrooms, leisure facilities to the lower level and a mostly open plan living arrangement to the ground floor.

There is an opportunity to save Stamp Duty by stage funding the purchase and have the property interior designed to your own specification with an early commitment to purchase.

Ground Floor

An impressive, vaulted hallway to the front aspect, displaying an open tread staircase with glass balustrade within the full height atrium and also a galleried view to the swimming pool and leisure area below, combining to make this a unique entrance feature.

Steps lead down from the entrance hall to the generous dining area, holding a backlit wine display and floor to ceiling glazing overlooking the light well to the lower level.

A central, dual sided gas fire separates the dining area from the sitting room which spans the full width of the rear elevation and features bi fold doors out and floor to ceiling glazing to the side aspect.



A home office has been designed with access off the entrance atrium, though this space would be equally well suited to a guest bedroom suite.

The contemporary, high specification breakfast kitchen occupies the east facing portion of the ground floor and will feature a central chefs island with breakfast bar, in addition to a floor to ceiling wine cooler, alongside a range of high quality integrated appliances. Two sets of French doors lead out of the kitchen to a balcony area with steps leading down to the leisure facilities at the lower level. Further base and wall storage will be fitted throughout the utility which connects directly to the kitchen. Secondary access to the house is via the 'boot room' which leads through to the kitchen.

First Floor

A galleried landing at first floor level allows access to the bedroom accommodation which comprises of four spacious double bedrooms, all of which hold en suite shower rooms and fitted wardrobes, whilst the remarkable, vaulted principal suite enjoys a dressing room, an en suite 4 piece bathroom and a large feature window with a door out to the full width balcony which takes full advantage of the views to the west aspect.

Lower Level

A winding staircase leads down from the entrance hall to the lower level lobby which holds a fully glazed partition with a door leading through to the leisure facilities at this level. The showpiece to the facilities within the basement is the alluring 4m x 7.5m heated swimming pool which enjoys a tiled seating area to the end of the pool and two sets of bi fold doors leading out onto the sunken landscaped terrace. There is also a gym, sauna, home cinema room, bar and wine cellar within this leisure area as well as a changing room and shower.

Outside

This private plot will be screened from School Lane by a full height brick wall with electrically controlled gates. A sweeping gravel drive off School Lane will lead to a parking area and oak framed triple garage. The majority of the garden will be laid to lawn, with a patio seating area off the sitting room and a sunken terrace, accessible from both the garden and the basement level.

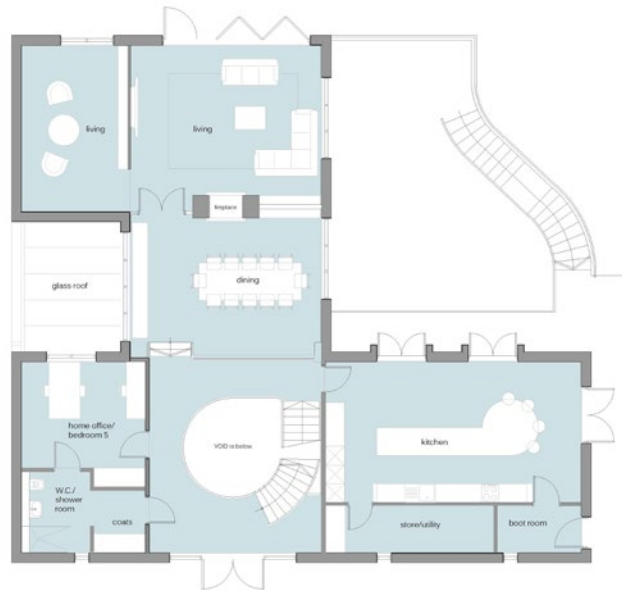
General Information

Tenure Freehold

Services Mains electricity, gas heating, mains drainage and mains water are understood to be connected to the property.

Viewings Strictly by appointment with Savills.





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