



# A stunning and striking modern family home

**The Chase, Cotgrave Road, Plumtree, Nottingham**

Freehold





An individually designed detached family home • Underfloor heating throughout • Bespoke fitted kitchen • Hand crafted joinery • Versatile accommodation • Five reception rooms • Five bedrooms • Four bathrooms • Superior corner plot of approximately 1.5 acres • Detached double garage

#### Local Information

The Chase nestles on the boundary of Plumtree & Normanton on the Wolds. Both are much sought after villages lying to the south side of Nottingham and with excellent access into Nottingham city centre (approximately 8 miles) which has rail connections to London and the South East. Trains from Nottingham to London St Pancras approx. 102 mins. The newly duelled A46 lies approximately 3 miles to the east providing excellent access to a wide range of regional centres.

The village boasts a number of important period properties as well as a well regarded public house and other facilities are available in the nearby village of Keyworth.

#### DIRECTIONS

From Nottingham proceed on the A606 to Wheatcroft roundabout and continue in the direction of Melton Mowbray. After passing through Tollerton and Plumtree turn left just at the traffic lights onto Cotgrave Road. The Chase is then the first property on your right hand side.

#### About this property

The Chase was designed and project managed by the current owner. The property oozes luxury and style throughout and when viewing you instantly appreciate the high quality fixtures and fittings that have been used in its creation. The property offers generous and well placed accommodation arranged over two levels.

Twin front entrance doors open through to reception hall, a wonderful full height hallway with glazing from floor to ceiling into the gable, a magnificent floating cantilever horseshoe staircase leading to the first floor finished in oak, stainless steel and glass with inset LED wall lights, feature tiled flooring, wall light points.

Family Room - full height double glazed windows overlooking the rear gardens, a feature gas log effect fire by Messrs. Rileys, inset ceiling speakers and built-in media cupboard.

Downstairs Cloakroom, wall hung wash hand basin and WC, tiled floor and walls and towel radiator.

Cloakroom / Media Room, coat hooks and all the relevant controls for the data cabling and sound system via Control4.







Sitting Room, bi-fold doors leading out onto the rear patio area, ceiling speakers and a further Rileys gas log effect double sided fireplace facing both the dining room and sitting room.

Dining Area, bi-fold doors leading out onto the Italian style garden, ceiling and wall speakers and double doors leading through to the kitchen area.

Open Plan Dining Kitchen, a bespoke fitted kitchen with base units and motorised wall units, LED under lighting, a full range of integrated appliances to include: induction hob, cooker hood, coffee machine, steam oven, two warming drawers, combination oven, electric oven, full height integrated fridge and freezer and integrated dishwasher. An island unit with stainless sink unit and glass breakfast bar.

Second Kitchen, base units, stainless steel sink unit, integrated fridge freezer, four ring gas hob, electric oven and cooker hood.

Utility Room, plumbing for washer, stainless steel sink unit, base units and fitted cupboards.

Leading off from the sitting room there is access to further accommodation that could be utilized as an annex which comprises:

Home Office / Study, fitted office furniture, wall light points, double glazed door and window to the side elevation and access to the Italian garden.

Bedroom, double glazed window to the side elevation and wall light points.

Bathroom, wall hung wash hand basin and low level WC, double width shower cubicle, extractor fan, freestanding double ended bath, tiled floor and walls and towel radiator.

Games Room / Bedroom, double glazed door and window to the rear elevation. Paddle staircase leading to a mezzanine Bedroom / Study with double glazed Velux windows.

En-Suite Shower Room, double width shower cubicle, wall hung wash hand basin and WC, towel radiator and tiled floor.

First Floor - Principal Bedroom Suite, a light and airy room with two double glazed windows overlooking the rear garden, a pair of double glazed Velux windows to the ceiling and doors leading off to: En-Suite Shower Room, wall hung wash hand basin, WC and bidet, towel radiator, two double glazed Velux windows, wet area / shower and extractor fan.

Walk in Dressing Room, double glazed Velux windows, fitted drawers and fitted wardrobes with sliding doors.

Plant Room / Storage Room, hot water cylinder, wall mounted gas boiler, further fitted wardrobes with sliding doors.









Bedroom 2, double glazed windows to both the front and rear elevations and ceiling speakers.

En-Suite Shower Room, shower enclosure, towel radiator, wall hung wash hand basin and WC, frosted double glazed window, tiled flooring and vaulted ceiling.

Bedroom 3, double glazed windows to both the front and side elevations, wall light points and fitted wardrobes with sliding doors.

**OUTSIDE** - The property is approached via a pair of wooden remote controlled security gates giving access to the driveway, a generous tarmac driveway providing car standing for numerous vehicles giving access to the detached double garage, twin remote up and over doors, power and light and door to the side elevation. A granite paved pathway gives access to the front entrance with uplighters and follows round to the rear garden opening onto further granite full width sun terrace again with uplighters.

The grounds truly need to be seen in order to be appreciated with beautifully landscaped grounds with a variety of mature trees and shrubs, main gardens laid mainly to lawn, two large lily ponds with two bridges, outdoor floodlighting and additional lighting and access to the side garden / Italian feature garden with central wishing well pond, manicured box hedging, flower borders and a feature Folly.

**Tenure**  
Freehold

**Energy Performance**  
EPC Rating = C

**Viewing**  
All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office.  
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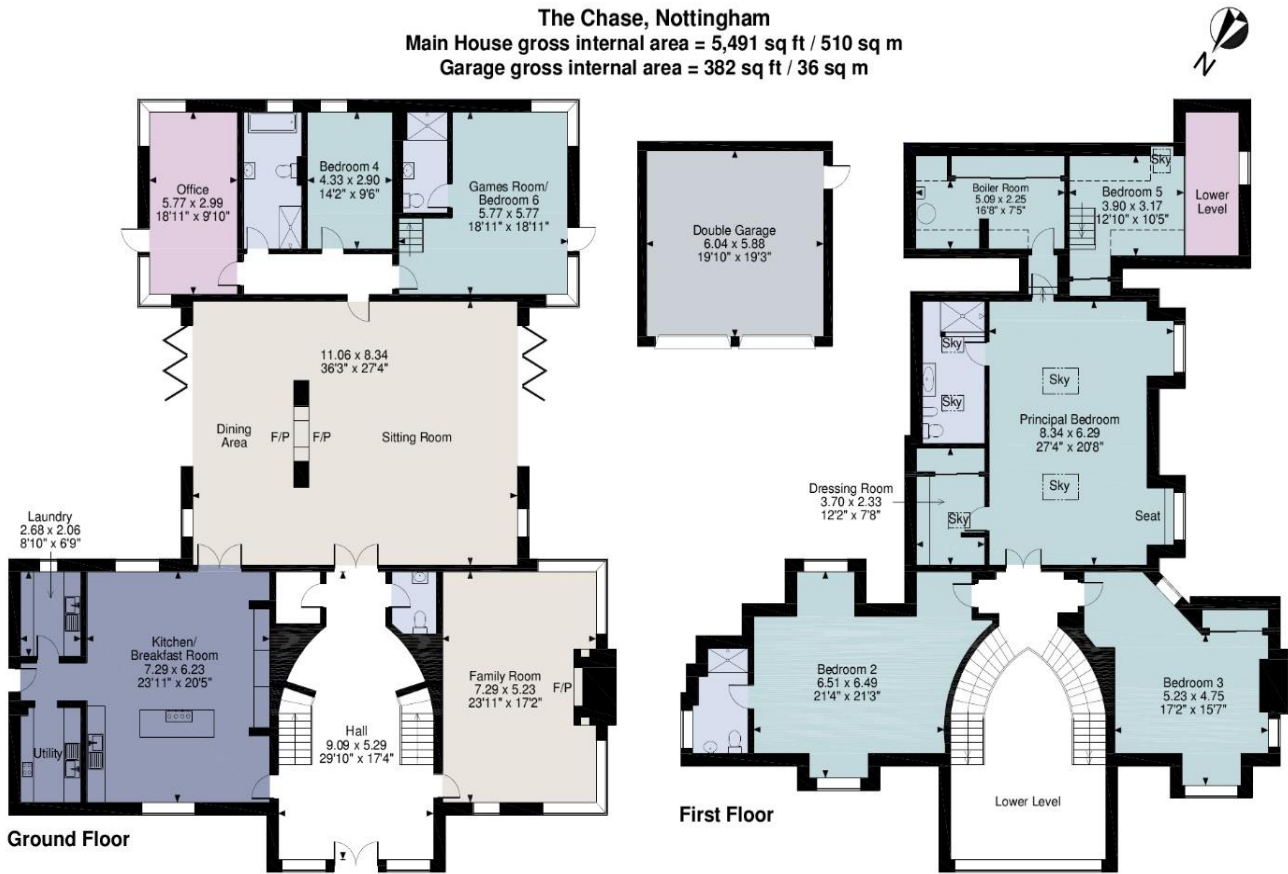






Cotgrave Road, Plumtree, Nottingham, NG12  
Gross Internal Area 5,491 sq ft, 510 m<sup>2</sup>  
Garage 382 sq ft, 36 sq m

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The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	80	83
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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