



A brand new luxury home to be built in a popular sought after location

Plot 1, Cherryholt Lane, East Bridgford, Nottingham

£1,500,000 Freehold



Award winning local builder • Brand new two storey detached home • Sought after village location • Completion due autumn 2021 • Five bedrooms & four bathrooms • Open plan living kitchen and dining area • Sitting room, family / play room & study • Gated entrance to double garage • Landscaped gardens

Local Information

East Bridgford is a highly sought after village set within easy reach of Nottingham (approx.10 miles). The A46 lies to the south east providing excellent connections to a range of regional centres and also to Newark-on-Trent East Coast Mainline to the north east (approx.12 miles) and to the east to Grantham via the A52 (approx.18 miles).

East Bridgford Village is a delightful historic village set above the River Trent with a fine summary contained within the Buildings of Nottinghamshire by Nikolaus Pevsner.

The village has an excellent range of facilities and amenities and is also within easy reach of Bingham (approx 2.5 miles) which has a further range of facilities including a local railway station linking through to Nottingham and to Grantham.

About this property

A rare opportunity to acquire a unique property, the property will be a truly individual contemporary well proportioned home, which when complete will offer approximately 4000 sq ft of accommodation.

Designed by a highly regarded local architect with a great deal of thought and attention to detail the property will nestle in a quiet backwater on a highly regarded

address within this much requested and well placed village.

There is an opportunity to design, plan and personalise this wonderful home to your own requirements with an early commitment to purchase.

Cherryholt Lane can be found in the highly sought after location of East Bridgford and is within easy walking distance of local amenities. The property will offer pure luxury and quality from the moment you step through the door.

Set back from Cherryholt Lane, this home is secluded, private and discreetly accessed by substantial remote controlled gates with a delightful backdrop of established and mature trees.

In brief the versatile living accommodation will comprise: Grand reception hall, cloaks, sitting room, family / play room, study, open plan living / dining / kitchen, utility room and cloaks.

To the first floor: A galleried landing, 5 double bedrooms, 3 en suites, family bathroom and 4 balconies.

Externally: landscaped gardens to the front & rear, gated access to the driveway leading to the detached double garage. There is also going to be an a home office / gym within the gardens.



class W90

ER SUPPLY
class S90

TRACTY SUPPLY
class V90

DR DRAINAGE
class A12

ADSL

and
ground BT Services and

ly to house
ing water services and

upply to house
ing electricity services

2m x 2m visibility splay to eastern side of access as stipulated by Highway
Vehicle access to be min. 4.5m wide for the first 10m and min. 4.25m thereafter
Driveway to be surfaced in tarmac

New 1800mm high boundary wall to be constructed in red brickwork
to match existing boundary wall along Cherry Hill Lane

turning
area

21000

1800mm high boundary wall

1800mm high boundary wall

3075

3045

21420

PLOT 1

PLOT 2

21150

1800mm high
timber fence

existing trees and hedgerows
to boundaries to remain

26

12

Cherryholt Lane, East Bridgford, Nottingham, NG13

Gross Internal Area 3945 sq ft, 366.5 m²

Ian Marriott

Nottingham

+44 (0) 115 934 8020

ian.marriott@savills.com



savills

savills.co.uk

Cherryholt Lane, Nottingham
Plot 1 gross internal area = 3,441 sq ft / 320 sq m
Garage gross internal area = 307 sq ft / 28 sq m
Balcony external area = 197 sq ft / 18 sq m



Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20201125IAMT

