



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

**Plot 2, 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 & dressing room • Open plan living kitchen and dining area • Sitting room, family / play room & study • Gated entrance to double garage

### 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, dressing room and 3 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 a home office / gym within the gardens.







Cherryholt Lane, East Bridgford, Nottingham, NG13  
Gross Internal Area 4221 sq ft, 392.1 m<sup>2</sup>

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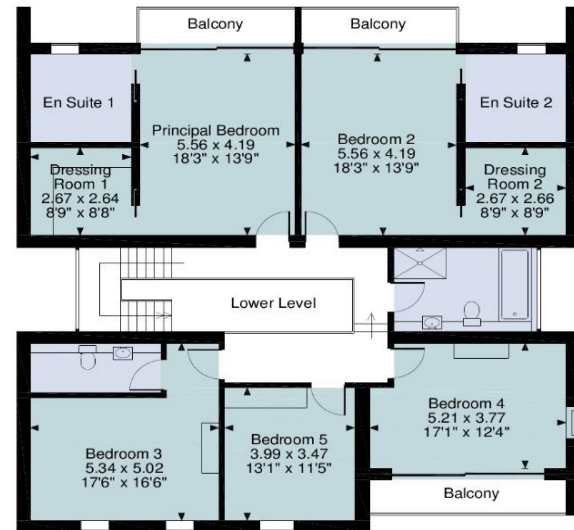


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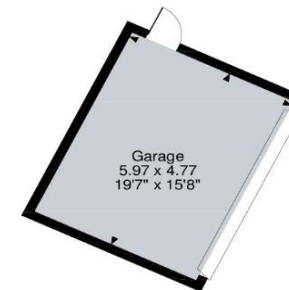
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Ground Floor



First Floor



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□ □ □ Denotes restricted head height

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