



# A stunning 6 bedroom architect designed property

**Hollybank, 17 Crow Hill Rise, Mansfield, Nottinghamshire**

£885,000 Freehold





A stunning architect designed home. • Fitted to an exceptional standard throughout. • 6 bedrooms, 4 en suites & Jack n Jill bathroom • Bespoke kitchen diner • Orangery • Cinema room • Gym • Double garage • Landscaped gardens

#### Local Information

The property is located in an exclusive gated community in the tree lined grounds of Oak Bank Manor. Crow Hill Rise is superbly located for access to the town centre where there are a wide range of shops, restaurants and leisure facilities.

The property is within easy reach of road networks with the A60 leading to Nottingham and the A617 leading to Junction 29 of the M1.

#### About this property

A substantial six bedroom home built in 2007 in an exclusive gated community. Fitted to a superb standard with a stunning, bespoke Charles Yorke kitchen and en suite to the principal, winner of Kitchen, Bedroom and Bathroom Award for Bathroom of the Year in 2012.

The property is immaculately presented over three floors with cherry wood internal doors throughout, underfloor heating, Evolution Lighting System that can be personalised with numerous settings and a built in sound system.

The substantial full height reception hall has a feature slate wall and leads directly through to the bright orangery with sliding glass doors opening onto the rear patio. There is plenty of space for

a dining area, as well as two storage cupboards and a cloakroom with W.C, wash hand basin and heated towel rail.

The open plan kitchen with living and dining areas is perfect for entertaining and to centre family life on. The stunning kitchen is completely bespoke and fitted with solid walnut units and quartzite work surfaces. There is a full range of integrated Miele appliances including oven, steam oven, microwave oven, coffee machine and an induction hob with downdraft extractor fan. There is also a teppan for stir frying, two Fisher Paykel drawer dishwashers and a wine cooler.

The open plan living area is a perfect family room with wood burner, and leads through to the bright dining area with natural light streaming in through multiple windows and French doors opening onto the rear garden.

The dual aspect sitting room opens from the reception hall through double doors and has an open fireplace with beautiful Chesney's stone surround.

There is a separate cinema room, fully soundproofed and fitted with projector, screen and remote black out blind.

Rounding off the ground floor accommodation is the utility room









with a range of wall and base units and full height storage cupboard as well as door to garden.

To the first floor is the stunning principal bedroom, with full height vaulted ceiling and air conditioning. There is a spacious dressing room fitted with maple Charles Yorke units with a walnut trim and multiple, substantial wardrobes as well as a dressing table with storage. A particularly impressive feature are the floating mirrors above Victoria + Albert twin wash hand basins with storage drawers underneath. There is also a Victoria + Albert twin bath as well as walk in shower cubicle separate W.C and a TV system.

The en suite leads through to a gym that could also be used as an additional bedroom and would be ideal for a baby or toddler room. The room has space and plumbing for washing machine and tumble dryer.

There are two further bedrooms on the first floor one with en suite and one with a Jack and Jill bathroom fitted with Villeroy and Boch bath, wash hand basin and W.C as well as a heated towel rail.

To the second floor are two further, identical bedrooms, ideal for teenagers with built in wardrobes, space for desks and T.V. points as well as en-suites with shower, wash hand basin, W.C and storage cupboards.

Externally to the front is a substantial block paved drive with

parking for multiple vehicles as well as a detached double garage with remote controlled electric roller doors, with electric points, lighting and an electric car charging point.

Above the garage is a superb space for either a games room or home office, with multiple electric points, double glazed Velux windows, feature glazing into the gable end, radiator and cloakroom with W.C and wash hand basin. Behind the garage is a storage shed with wood store.

To the rear is a beautifully landscaped garden, with original stone wall from when the plot was part of Oak Bank Manor. The rear garden is mostly laid to lawn with a range of flowerbeds and a patio area adjoining the house with inset spotlights. A covered dining area with remote controlled patio heaters and a recently constructed canopy to the side creating an outdoor lounge area.

#### **Tenure**

Freehold

#### **Energy Performance**

EPC Rating = C

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office. Telephone: +44 (0) 115 934 8020.

















Crow Hill Rise, Mansfield, Nottinghamshire, NG19  
Gross Internal Area 4633 sq ft, 430.4 m²

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Crow Hill Rise, Mansfield  
Main House gross internal area = 3,692 sq ft / 343 sq m  
Garage Building gross internal area = 941 sq ft / 87 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+) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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