



# An individually architect designed family home

**41 Caythorpe Road, Lowdham, Nottingham**

Freehold









A magnificent two storey detached family home • Underfloor heating to the ground floor • CCTV and sound system • Four Reception Rooms • Open plan living / dining kitchen • Utility Room & Cloaks • Five double Bedrooms • Family Bathroom, Three en suites & dressing room • Double Garage, generous gardens & home office

#### Local Information

Caythorpe is a sought after village in the parish of Lowdham.

The village is perfectly situated for easy access to Nottingham City Centre (10 miles) the Minster Town of Southwell (5.5 miles) and major road networks.

The village itself has two public houses and a thriving cricket club, it lies adjacent to the larger village of Lowdham which has its own railway station with routes between Lincoln and Nottingham. From Nottingham trains run to London St Pancras and from Newark Station high speed trains run to Kings Cross in a little over an hour.

Lowdham and Caythorpe have a thriving community, facilities nearby include a primary school at Lowdham, a range of local shops including the large Gonalston Farm Shop. There are private nurseries for small children, a Lowdham pre-school, village hall and various societies and clubs. Transport is excellent with the A6097 bypassing the villages and the A612 providing routes to Nottingham and to the Minster Town of Southwell. Caythorpe is surrounded by beautiful countryside, many walks and bridle paths, lying close to the River Trent.

#### About this property

A truly stunning, architect designed contemporary five bedroom detached house located in the highly sought after village of Caythorpe.

Designed by award winning architect Martin Tucker this property boasts many design led features and is built to the most exacting standards.

Approached off a private road and entered by electric gates leading to extensive off road parking and generous double garage.

With the highest specification throughout this substantial property offers approximately 3,994sqft of accommodation (including the garage).

Front entrance door opening to, reception hallway, full height tread staircase to the first floor. A stunning open plan bespoke fitted kitchen/dining area - with stone worktops and Neff fitted appliances. Sitting room with bi-folding doors opening onto the rear sun terrace.





There is a home office / study, family room, downstairs WC and a generous utility room.

Leading off from the open plan living kitchen is a further family area and a fantastic games room with its own fitted bar.

First floor - a stunning gallery landing overlooking the hallway and dining area with doors leading off to:

Principal bedroom suite with dressing room, en suite bathroom and balcony. Bedroom two also has a balcony and shares a bathroom with bedroom three, two further bedrooms with en suite shower rooms.

There is an integrated sound system throughout with fitted ceiling speakers. Underfloor heating to the ground floor and a CCTV security system.

Outside the property sits on a generous plot with landscaped gardens, extensive flagstone terrace with contemporary planters with delightful open views to the rear. In addition there is a self contained home office / gym with power and light.

#### **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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Caythorpe Road, Lowdham, Nottingham, NG14  
Gross Internal Area 3994 sq ft, 371.1 m²

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Approximate Area = 371.1 sq m / 3994 sq ft  
(Excluding Voids)  
Garage = 38.3 sq m / 412 sq ft  
Total = 409.4 sq m / 4406 sq ft  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	82
(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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