



The Gables Thoroton,
Nottinghamshire, NG13 9DS

Offers In Excess Of
Tel: 01949 836678

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Truly stunning is the only way to describe this beautiful immaculately presented and well thought out family home which was thoughtfully designed and constructed approximately four years ago to a very high specification.

The property cleverly combines both traditional and contemporary elements as well as the efficiency expected with a modern home and was completed to a high standard with a considerable level of attention to detail.

This beautiful home offers an attractive double fronted facade with period-style sash windows and pretty oak porch creating the aesthetics of a more period farmhouse style home. This carries through into the interior where there are high ceilings, deep skirting and architrave and oak interior doors, underfloor heating and modern fixtures and fittings.

The accommodation approaches 3800 sq ft including a separate self-contained annexe situated in a separate building to the front which also incorporates a double garage.

The property offers a versatile layout comprising spacious initial entrance hall leading into a range of reception areas including well proportioned sitting room with attractive stove and aspect into the rear garden, plus a generous study/playroom.

The showpiece of the house is undoubtedly its stunning open plan living/dining kitchen which offers a vast amount of space with initial open plan reception, currently utilised as dining and games room, leading through into a beautifully appointed kitchen with a range of German contemporary units with corien preparation surfaces, central island unit and integrated appliances. This links through into a family room at the rear which combined creates a wonderful space which undoubtedly is going to become the hub of the home. There is also a spacious utility and ground floor cloakroom.

To the first floor there are four double bedrooms all with ensuite facilities and walk-in wardrobes, the master suite being a stunning space with vaulted ceiling, integrated

wardrobes and beautiful boutique-style ensuite bathroom finished to a high standard.

The property occupies a delightful plot, generous by modern standards approaching 0.3 of an acre, set well back from the lane behind electric gated access onto a substantial driveway with garden offering a good deal of privacy. The annexe building has kitchen and shower room to the ground floor with an open plan studio style reception/bedroom above, there is also the integral double width garage.

Both the front and rear gardens have been recently landscaped with established trees and shrubs, the rear garden benefits from a westerly aspect with large paved terrace creating a wonderful outdoor living/entertaining space and generous lawn.

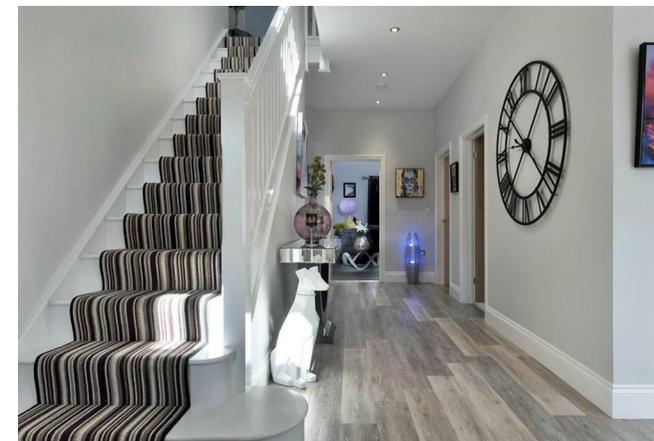
Overall the only way to truly appreciate this beautiful home is by internal inspection.

Thoroton is a small village and amenities are available in the adjacent villages of Orston, Aslockton and Flintham including highly regarded primary schools, there is a railway station at Aslockton which links to Nottingham and Grantham and from Grantham a high speed train to Kings Cross in just over an hour. Further facilities can be found in the nearby market town of Bingham including a range of shops, doctors and dentists, leisure centre and secondary school. The village is convenient for commuting via the A52 and A46 for the cities of Nottingham and Leicester with good road links to the A1 and M1.

AN OAK FRAMED STORM PORCH WITH TRADITIONAL STYLE TIMBER ENTRANCE DOOR LEADS THROUGH INTO:

ENTRANCE HALL

23'8 max x 20'8 max (7.21m max x 6.30m max)



A fantastic well proportioned initial L shaped entrance benefitting from a dual aspect with double glazed sash window to the front and multi-pane window to the side. Having spindle balustrade staircase with LED downlighting, Kardean flooring, deep skirting, high ceiling with brushed metal downlighters and as with the whole of the ground floor underfloor heating, door to:



SITTING ROOM

18'0 x 16'4 (5.49m x 4.98m)



A well proportioned reception benefitting from double glazed windows to three elevations, the focal point of the room is the chimney breast with fireplace and solid fuel contemporary stove, alcoves to the side, deep skirting,

LIVING / DINING KITCHEN

30'10 x 27'3 (9.40m x 8.31m)



A fantastic space comprising an initial well proportioned reception area leading through into the kitchen and then in turn a garden room at the rear. This whole area gives in excess of 900 sq ft of floor space creating a superb everyday living/entertaining area with bi-fold doors leading out into the rear garden.



The initial reception area is laid out as a games room and dining area with integrated banquette dining table and being open plan to the beautifully appointed German kitchen.



The kitchen has high vaulted ceiling with integrated LED lighting, central island unit with breakfast bar, corien preparation surfaces with under-mounted one and a half bowl sink with swan neck mixer tap and boiling tap. Integrated appliances include Bora induction hob with central down-draught integrated extractor, Neff built in fan assisted oven, combination microwave, coffee machine, two warming drawers, integrated wine cooler, fridge and freezer, dishwasher.

FAMILY ROOM

15'4 x 14'10 (4.67m x 4.52m)



Providing further versatile reception space overlooking the rear garden, having part vaulted ceiling with integrated speakers and downlighting, deep skirting, continuation of the Karndean flooring, double glazed bi-fold doors and window to the side.

Leading off the kitchen is a spacious:

UTILITY ROOM

10'2 x 9'7 (3.10m x 2.92m)

Having wall and base units, two runs of square edge preparation surfaces with inset stainless steel sink unit with chrome mixer tap, plumbing for washing machine, space for tumble drier, continuation of the Karndean flooring, deep skirting, double glazed sash window to the front and access into:

BOOT ROOM

9'5 x 3'4 (2.87m x 1.02m)

Providing a good level of storage and also housing the pressurised hot water system and underfloor heating manifold.

Returning to the entrance hall further doors lead to:

STUDY

10'4 x 9'5 (3.15m x 2.87m)



A well proportioned reception offering a great deal of versatility, currently utilised as a home office but alternatively would make an excellent playroom, teenage snug or even additional ground floor bedroom. Having deep skirting, inset downlighters to the ceiling, double glazed window to the side.

CLOAKROOM

10'5 x 4'8 (3.18m x 1.42m)



Appointed with Laufen wall hung w/c with concealed cistern and marble effect vanity surround, contemporary

reclaimed vanity surface with Roca wash basin, continuation of the Karndean flooring, deep skirting, inset downlighters to the ceiling and double glazed window to the side.

RETURNING TO THE ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO THE FIRST FLOOR:

GALLERIED LANDING



Having deep skirting, double glazed sash window to the front and doors to:

MASTER BEDROOM

18'1 x 16'3 max (5.51m x 4.95m max)



A fantastic master suite comprising well proportioned double bedroom with integrated wardrobes, part vaulted ceiling and access into an impressive boutique style ensuite. Having deep skirting, wiring for wall mounted TV, two built in wardrobes with oak door fronts, alcove to the side, double glazed window to the rear and door to:

ENSUITE BATHROOM

12'2 x 10'11 (3.71m x 3.33m)



A beautifully appointed and well thought out space having large double width open ended shower enclosure with

glass screen, ceiling mounted rainwater rose and flush mounted shower mixer, contemporary free-standing bath with tower mixer tap and integrated shower handset, wall hung wc with concealed cistern, vanity unit with inset wash basin, two chrome towel radiators, inset downlighters to the ceiling, deep skirting and double glazed window to the side.

BEDROOM 2

15'8 x 12'2 (4.78m x 3.71m)



A further well proportioned double bedroom with aspect to the rear, benefitting from both dressing room and ensuite facilities, deep skirting, central heating radiator, double glazed window.

WALK-IN WARDROBE

5'11 x 5'0 (1.80m x 1.52m)

Having fitted shelving, hanging rail and inset downlighters to the ceiling.

ENSUITE SHOWER ROOM

5'11 x 6'5 (1.80m x 1.96m)



Having double length shower enclosure with glass screen, ceiling mounted rainwater rose and flush shower mixer, vanity unit with close coupled wc with concealed cistern and moulded wash basin with wall mounted mirror above, inset downlighters to the ceiling and chrome towel radiator.

BEDROOM 3

12'0 x 11'3 (3.66m x 3.43m)



A further double bedroom benefitting from ensuite facilities and walk-in wardrobe, deep skirting, central heating radiator, double glazed sash window to the front.

WALK-IN WARDROBE

6'0 x 5'3 (1.83m x 1.60m)

Having fitted shelving, hanging rail, deep skirting, access to loft space, inset downlighters to the ceiling.

ENSUITE BATHROOM

6'8 x 6'0 (2.03m x 1.83m)



Having panelled bath with chrome mixer tap, vanity unit with close coupled wc with concealed cistern, moulded vanity surface with wash basin over, deep skirting, chrome towel radiator and double glazed window to the side.

BEDROOM 4

13'3 x 11'2 (4.04m x 3.40m)



A further well proportioned double bedroom having double glazed sash window to the front, central heating radiator, deep skirting and door to:

ENSUITE SHOWER ROOM

6'1 x 7'7 (1.85m x 2.31m)



Having double length shower enclosure with glass screen and ceiling mounted rainwater rose, vanity unit with close coupled wc with concealed cistern, moulded wash basin with vanity surround, inset downlighters to the ceiling, chrome towel radiator.

WALK-IN WARDROBE

6'2 x 5'0 (1.88m x 1.52m)

Having fitted hanging rails with storage shelf over, deep skirting and inset downlighters to the ceiling.

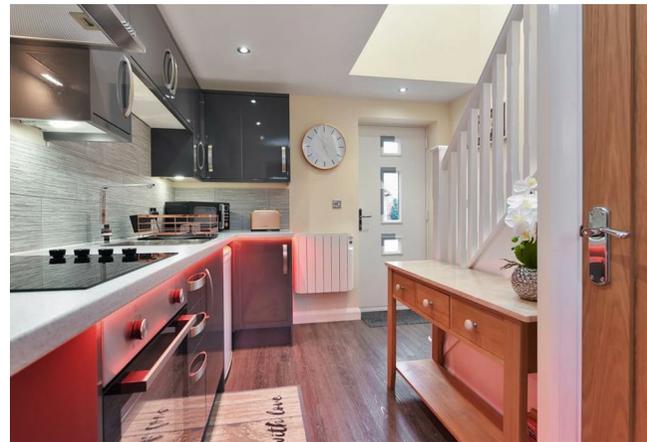
ANNEXE



A GRP entrance door gives access into the annexe facilities, comprising:

KITCHEN AREA

11'11 x 9'1 (3.63m x 2.77m)



Having a range of contemporary wall, base and drawer units, square edge granite effect preparation surfaces with inset stainless steel sink, tiled splashbacks, integrated

appliances include Lamona ceramic hob with single oven beneath and stainless steel chimney hood over, space for under-counter appliances, understairs storage cupboard, electric heater, Karndean flooring and leading through into:

SHOWER ROOM

9'2 x 6'2 (2.79m x 1.88m)



Having quadrant shower enclosure with curved sliding doors and wall mounted Triton electric shower, close coupled wc, pedestal wash basin, contemporary towel radiator, inset downlighters to the ceiling and double glazed window.

FROM THE KITCHEN AREA A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO THE FIRST FLOOR:

STUDIO SUITE

25'11 max x 14'3 (7.90m max x 4.34m)



This is a really versatile space and combined with the ground floor kitchen and shower provides annexe facilities, perfect for extended families. Alternatively would make an excellent guest suite, home office or games room. Having part pitched ceiling with inset downlighters, three skylights with integral blinds, alcove designed for flat screen TV, two electric heaters, deep skirting and door to:

WALK-IN WARDROBE

4'3 x 6'5 (1.30m x 1.96m)



Having hanging rails with storage shelf over, part pitched ceiling with inset downlighters.

EXTERIOR



The property occupies a delightful position at the heart of this pretty village, set back behind electric gated frontage which sweeps onto a generous driveway providing a considerable level of off road parking.

The whole plot has been thoughtfully landscaped with established lawn and inset trees, beech and feather-edge board perimeter, box hedging and paved pathway leading to the front door. There is also an oak-framed canopied verandah providing a delightful space to sit, benefitting from its private location.

The driveway leads to a brick coach-house style building which provides annexe-style facilities as well as the integral:

DOUBLE GARAGE

20'2 x 17'7 (6.15m x 5.36m)

Having electric twin up and over doors, power and light, hot and cold water, electrical consumer unit.

REAR GARDEN



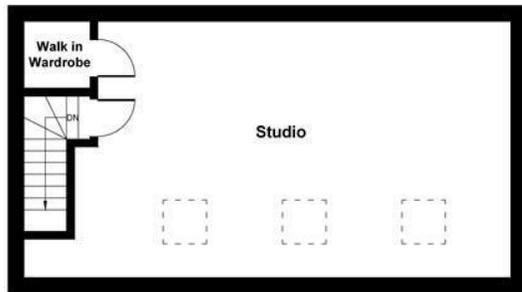
The rear garden has been thoughtfully landscaped to provide a fantastic outdoor space which links back in the main reception areas creating a wonderful outdoor entertaining space. Having large flagged terrace with box hedging separating this area from the well maintained lawn, perimeter borders containing flourishing beech hedging and established shrubs. There is exterior lighting and pedestrian access can be gained around the perimeter of the property.



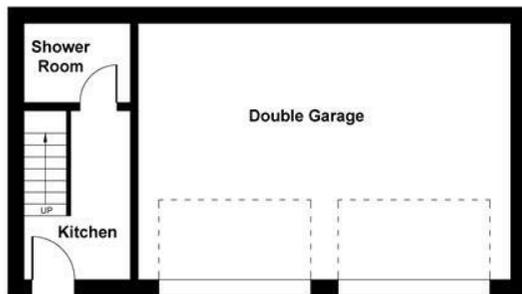


COUNCIL TAX BAND

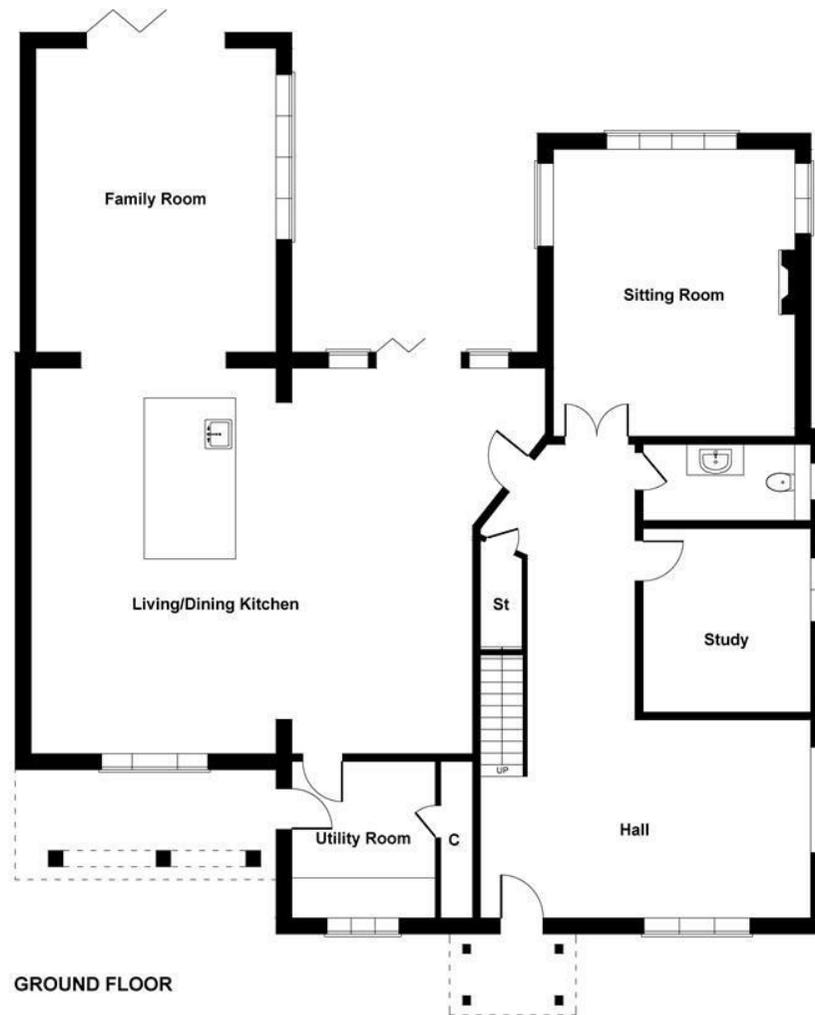
Rushcliffe Borough Council - Tax Band G.



ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR



GROUND FLOOR

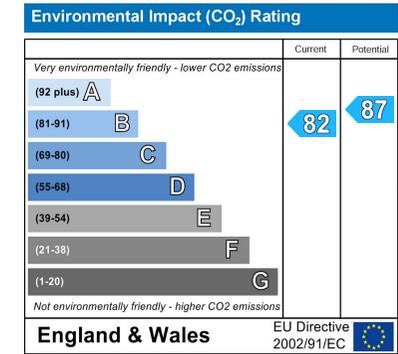
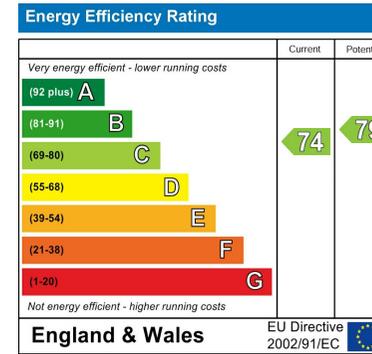


FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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