



Wood View

"beautifully designed and deceptively spacious, with the unique ability to provide flexible living space that can be adapted to compliment and support each individual family's needs."



A location such as **Glebe Farm** deserves to be developed with the greatest of respect, which is exactly what the owners have done here.

Working in partnership with an award-winning team, including experienced developers BMA Homes, who have a range of exclusive developments to their name; together with award-winning architects, Guy Taylor Associates who have been instrumental in creating beautiful and thought-provoking homes.

Practice Principal Keith Rodgers, assigned to design these amazing, bespoke dwellings, has personally scrutinised every aspect of the design together with the developers.



As such, 14 totally individual residences will proudly take their place within this stunning location. Each home will have, not only its own visual identity, but very much its own personality, waiting to be brought to life by the new owners.

At every stage, each property has been designed with their new owners needs in mind. Outstanding care and attention to every detail has been given to the creation of homes that offer flexible, and spacious accommodation. The gardens and outside space on each individual plot, take full advantage of the elevated position, that **Glebe Farm** enjoys, offering far reaching views that span the Trent Valley and beyond.



Burton Joyce is a highly regarded village with a host of ‘family friendly’ amenities, all of which are close by. The benefits of residing at **Glebe Farm** is that all of these amenities are within easy reach; local schools, regular public transport services including rail links, excellent pubs, restaurants and recreational facilities.

Burton Joyce is also renowned for having some of the county’s most beautiful countryside on your doorstep to explore. The river Trent also gently meanders alongside Burton Joyce and is a wonderful place for a weekend or evening stroll with a picnic.

Glebe Farm, Burton Joyce. An absolutely wonderful, bespoke, and exclusive development; set within this ever popular, and extremely desirable village location.





Wood View greets you as you enter Glebe Farm, it's individual country charm softens what is actually a very substantial property. Boasting views across the Woodland, the appropriately named Wood View is a beautifully designed and deceptively spacious, with the unique ability to provide flexible living space that can be adapted to compliment and support each individual family's needs.

The entrance to Wood View leads you straight into the heart of the home. Taking the door to the right, you emerge into a generous, dual aspect, and open plan family living space. With a beautiful bay window to the front, flowing back through to the well-appointed, bespoke designed kitchen, with a full range of appliances all provided and nestled in beautifully. A vaulted ceiling with roof windows ensure this area is flooded with light, and double doors offer direct access to the rear garden and patio area. A fully fitted utility room also sits just off the main kitchen area.

The additional separate lounge provides a welcome and relaxing space on the other side of the house, with a working stove perfect for those cold winter evenings, and direct access out on to the south-facing rear garden. A downstairs WC, understairs storage cupboard, and also a separate cloak room complete this level. Underfloor heating is fitted across the downstairs living area and has controlled zones throughout.

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- Spacious, dual aspect, open plan kitchen/dining/living space
- 3 generous double bedrooms with an en-suite to the master bedroom
- Vast multi-functional space to adapt specifically to each individual family’s needs
- Separate lounge, also providing direct access out on to the rear garden

Taking the main central staircase will transport you upstairs where three luxurious double bedrooms sit around the staircase and galleried landing. The largest of these provides a beautiful Master bedroom with wardrobes, en-suite shower room, and views directly out over the neighbouring countryside. The other two equally large double bedrooms share an ample family bathroom, and some creative use of landing space also provides an additional and useful storage area.

This property doesn’t end there, with a vast 31.4m² space situated over the attached garage and coach house, this multi-functional area is designed specifically to be able to adapt to each individual family’s needs. It is accessed via a separate staircase just off the main open plan living space, providing a substantial extension to this already large family home. Alternatively, this space can be accessed independently from the main house through its own entrance door to the rear of the house, and could easily facilitate a large studio, or home based work space.

The attached garage and coach house provide storage facilities and additional parking to the large double fronted driveway, with combined space for at least 4 vehicles.

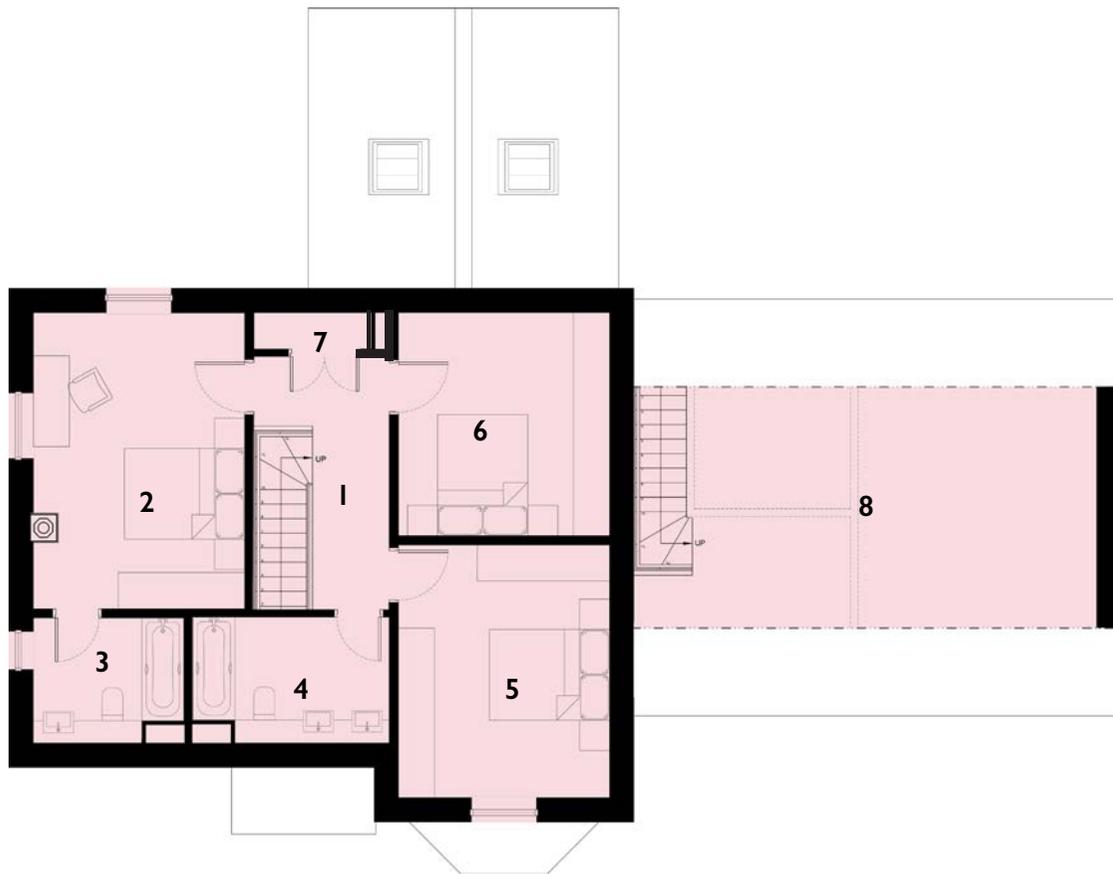


Total Area = 193m²
(Excluding the integral double garage)

Ground Floor Plan

1	Entrance hall	8.4m ²
2	Downstairs WC	2.2m ²
3	Cloak Room	3.8m ²
4	Lounge	18.6m ²
5	Dual aspect kitchen/dining/living space	46.2m ²
6	Utility	4.6m ²
7	Additional hall area	0.9m ²
8	Garage	20.2m ²
9	Coach house	20.6m ²





First Floor Plan

1	Galleried landing	9.3m ²
2	Master bedroom	17m ²
3	Master bedroom en-suite	5.1m ²
4	Family bathroom	6.7m ²
5	Bedroom 2	14.7m ²
6	Bedroom 3	14.7m ²
7	Built in storage	1.2m ²
8	Multi-functional living space	31.4m ²





Glebe Farm

Glebe Drive, Burton Joyce, Nottinghamshire, NG14 5BA

