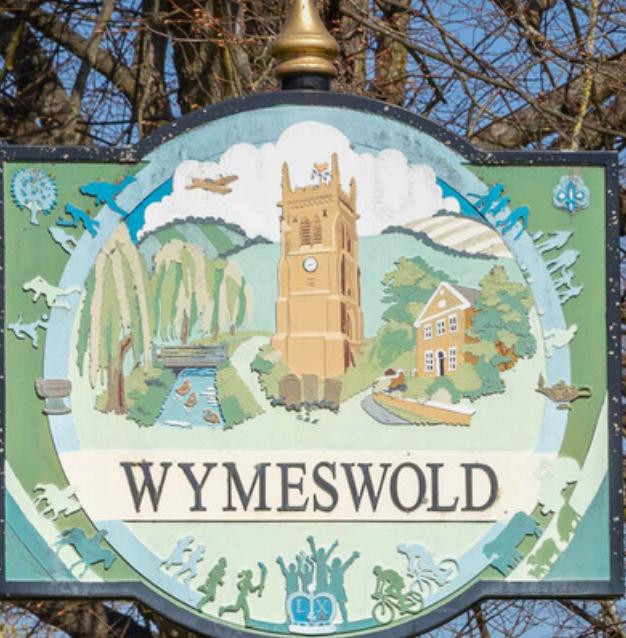


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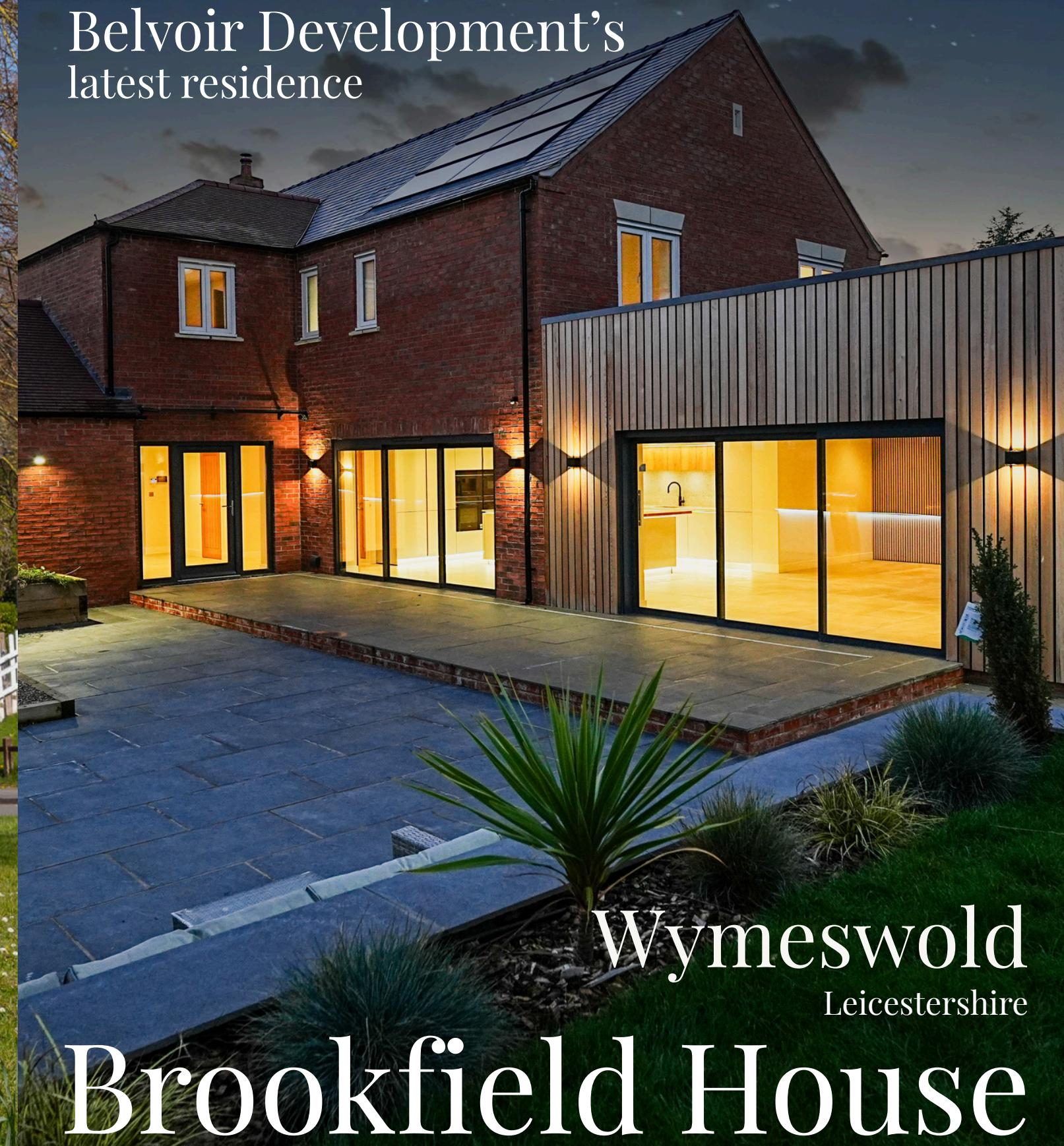
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# Defined By Design

Brookfield House is one of those homes that immediately makes an impression, not through excess, but through confidence in its design, setting and execution. Set back from Brook Street in an elevated position, the house enjoys far-reaching countryside views to the front and a desirable south-facing

south-facing aspect that floods the interior with natural light throughout the day.

From the moment I arrived, it was clear that this was a project delivered with real intent. Brookfield House isn't just beautifully finished

it has been carefully thought through, from the way you arrive at the property to how each space flows internally. It's a modern family home that balances luxury with practicality, and one that will stand the test of time.



Jake Brooks  
Senior Valuer  
**REZIDE**  
07596884298  
Enquire: [Jake@rezide.group](mailto:Jake@rezide.group)

# BROOKFIELD HOUSE

## Built to a Higher Standard



**Belvoir Developments Ltd** was launched in 2010 and quickly gained a reputation for building **modern, contemporary and individually styled homes**. Combining innovative design and the highest standards of workmanship.

[belvoirdevelopments.co.uk](http://belvoirdevelopments.co.uk)



# A grand welcome



Electrically operated entry gates open onto a resin-bound driveway, gently bordered with soft landscaping and enhanced by a light symphony system that illuminates the approach as you ascend towards the house. It's a subtle but striking introduction, particularly in the evening, and immediately sets the tone for what lies beyond.

The property also benefits from solar panels positioned on both the east and west-facing roof elevations, making a meaningful contribution to the home's overall energy efficiency — a feature that blends modern sustainability with long-term practicality. An oak-framed storm porch provides shelter at the front entrance, opening into a bright, dual-aspect hallway laid with porcelain floor tiles. This welcoming space immediately conveys the sense of quality found throughout the home, with solid oak doors, refined carpentry and excellent natural light.

# The Heart of The Home



The undeniable centrepiece of the ground floor is the impressive open-plan kitchen, living and dining space, spanning approximately 800 sq ft. Designed for both everyday living and entertaining, this room enjoys a dual aspect, with two sets of sliding doors opening onto the east-facing patio. The stunning handleless Hacker kitchen, finished in a soft dove grey with oak accents, combines contemporary elegance with warmth.

A centrally positioned island provides generous storage and informal seating, while LED lighting enhances the clean lines of the design. Konigstone quartz work surfaces complement the cabinetry, alongside a beautifully detailed vintage oak breakfast bar. Integrated within the island are a Bora induction hob, Siemens wine cooler, pop-up power unit, stainless steel sink and a Quooker three-in-one boiling water tap.

A standout feature is the spacious larder cupboard, fitted with open shelving, drawers, power sockets and a granite work surface — a practical luxury that elevates everyday use.







Adjoining the kitchen is a thoughtfully designed utility and boot room, perfectly suited to family life. This space offers additional storage, a secondary sink, open shelving and further Siemens appliances including a washing machine and dryer. The boot room area, positioned directly by the side entrance, features built-in shoe storage, bench seating and hanging space, keeping the main living areas clutter-free. Beyond this lies the plant room, housing the Vaillant boiler and hot water cylinder, both benefiting from a ten-year warranty and integrated solar and electrical controls.





## Comfort with Character

Glazed double doors lead from the entrance hall into the spacious sitting room, a calm and inviting space with a dual aspect and partial countryside views to the south.

A centrally positioned fireplace with inset log burner creates a natural focal point, while the integrated Sonos sound system adds a modern layer of comfort and entertainment. This is a room designed for quieter moments equally suited to relaxed evenings or hosting guests.





# Bedrooms & Bathrooms



**B**rookfield House offers five well-proportioned double bedrooms, two of which benefit from full en-suite facilities. All bedrooms include fitted wardrobes (details available on request), ensuring both comfort and functionality.

The oak and glass staircase leads to a spacious first-floor landing, which also provides access to a useful storage cupboard and loft space via a drop-down ladder. Bathrooms and en-suites continue the theme of quality, with refined tiling, modern layouts and premium Roca sanitaryware throughout.







# QUALITY & CRAFTSMANSHIP



“I've always stuck to the ethos of  
Quality. Quality. Quality  
throughout the entire build.”

~N. Tyers - Belvoir Developments~

## Constructed Without Compromise

One of the defining features of Brookfield House is the standard to which it has been built. This is a home where quality is evident not only in what you see, but in what you feel as you move through each space.

High-end finishes are consistent throughout the property, including Roca sanitaryware to all bathrooms, porcelain floor tiling, ground floor underfloor heating, and an integrated automatic lighting system. Every detail has been carefully selected to enhance both durability and day-to-day living.

The kitchen is equipped with premium Siemens appliances, including WiFi-enabled ovens, a coffee machine and wine cooler, while the use of Bora downdraft induction hobs ensures a sleek, uncluttered aesthetic without compromising performance. That ethos is evident at every turn. Brookfield House isn't about trends — it's about creating a home that feels considered, robust and genuinely luxurious.



# Outside Livning



To the front, the resin-bonded gravel driveway and contrasting Sorrento granite detailing provide ample off-street parking, alongside the integral garage. The garage benefits from automatic lighting, an electrically operated door, internal power supply, a tiled floor and an electric car charging point, with internal access directly from the entrance hall.

The rear of the property has been equally well considered. A large, two-tier patio creates an ideal space for entertaining, complete with a focal water feature and rendered retaining wall fitted with LED downlighters. Steps lead up to a stretch of lawn, framed by contemporary slatted fencing to the north and west elevations, offering both privacy and a clean architectural finish.

Designed For Entertainment



# The Location

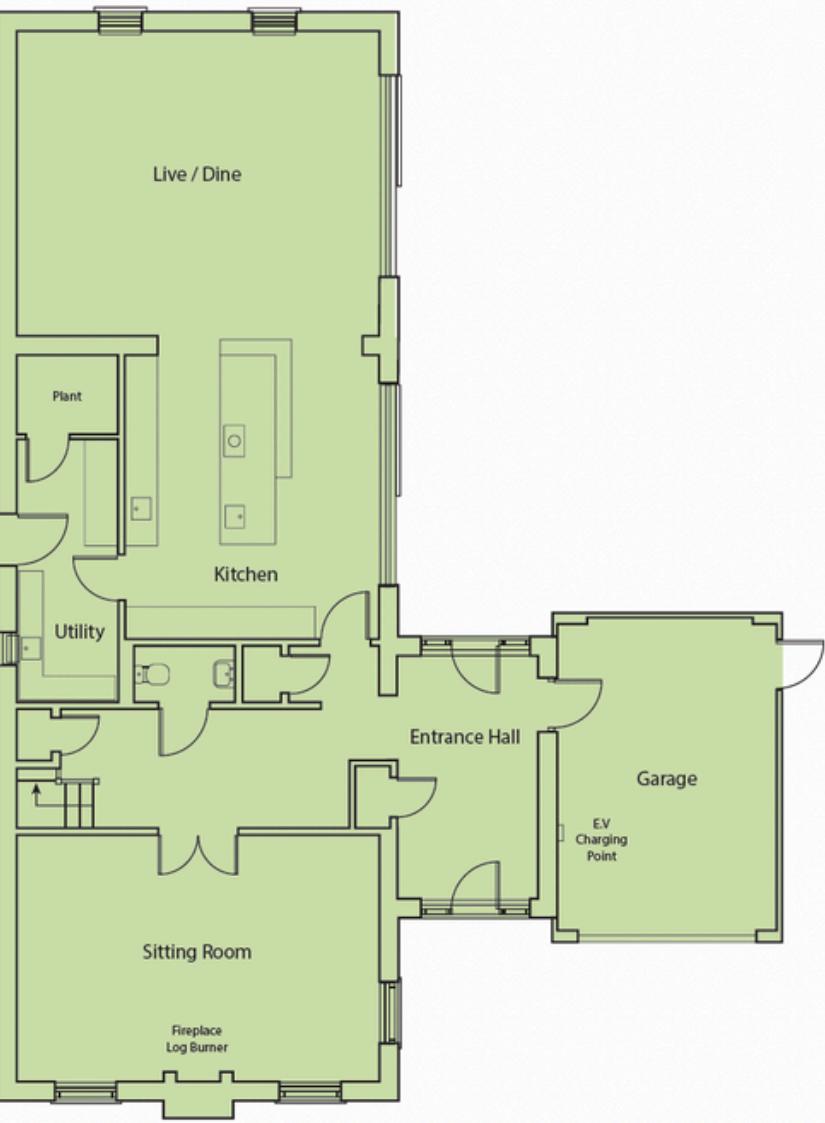
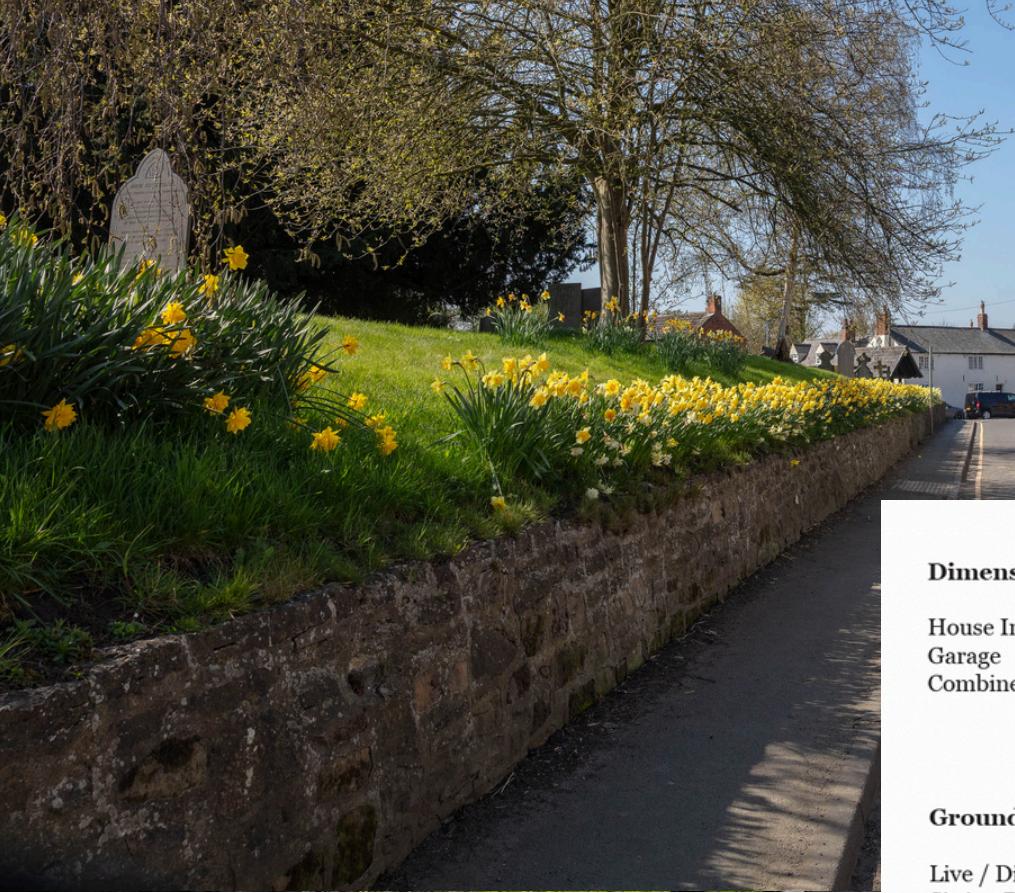


**B**rookfield House is located in the heart of Wymeswold, a quintessential English village on the Leicestershire-Nottinghamshire border, centred around its beautiful 14th-century church and surrounded by rolling countryside.

Despite its peaceful setting, the village is exceptionally well connected. Nottingham, Leicester and Derby are all within easy reach,

Wymeswold itself benefits from a local primary school, convenience store, pharmacy, two public houses — The Three Crowns and The Windmill Inn — and the acclaimed Hammer & Pincers, a Michelin-listed restaurant with three rosettes. Excellent schooling options are nearby, including Ratcliffe College and the Loughborough Schools Foundation, both served by local transport routes.

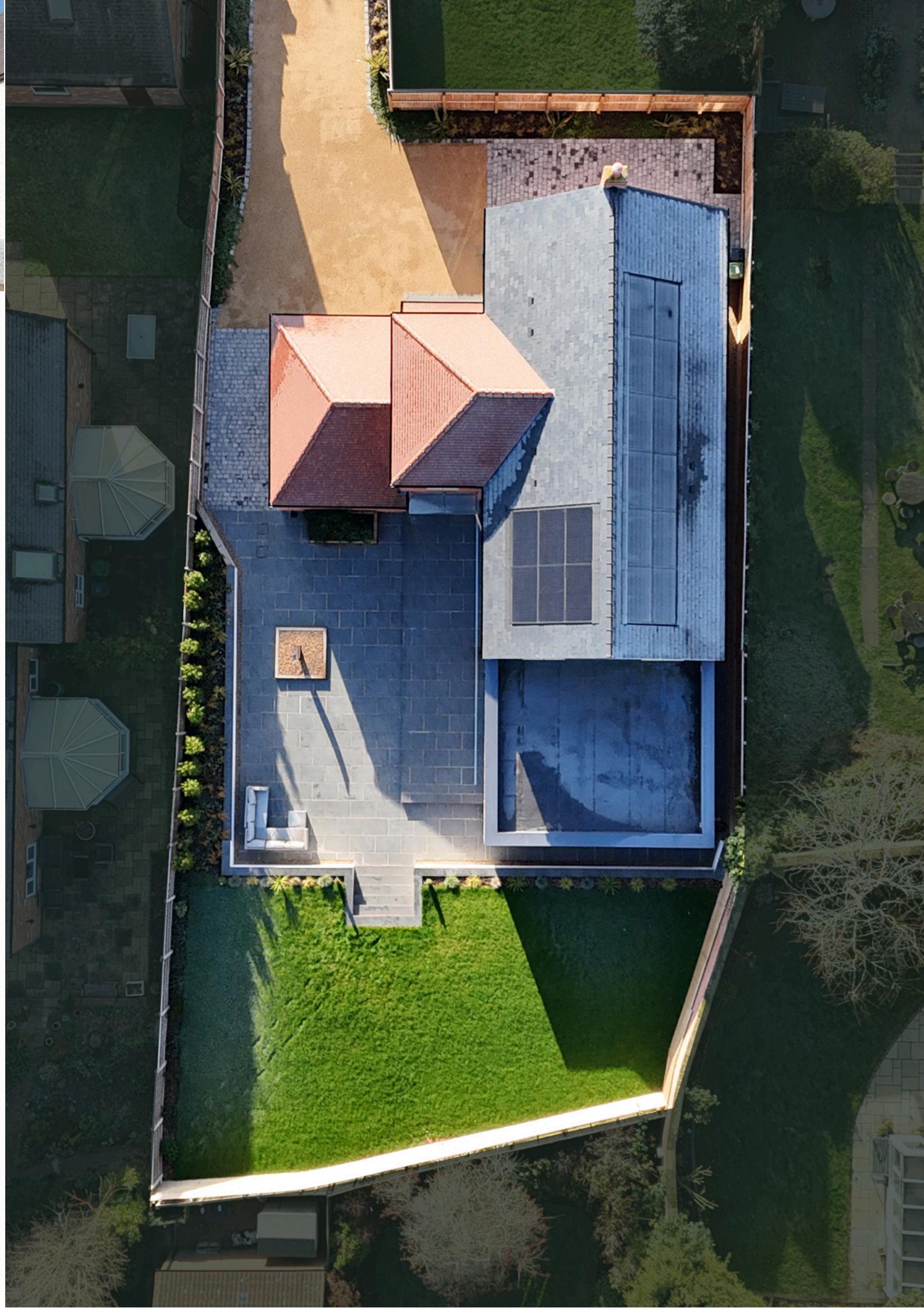
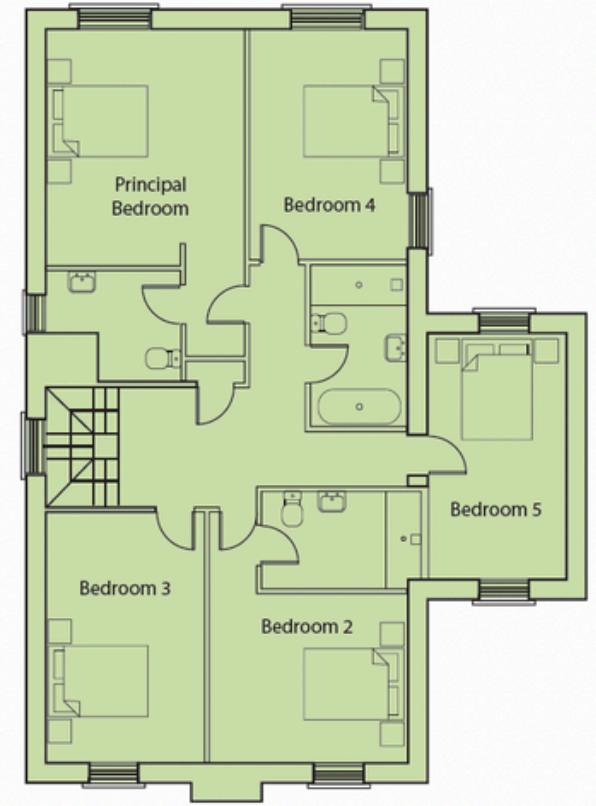




Dimensions	m	sq.ft
House Internal	25.6	2,753
Garage	2.3	249
Combined Total	27.9	3,002

Ground Floor	m	sq.ft
Live / Dine	6.76 x 5.75	22'2" x 18'10"
Sitting Room	6.86 x 4.69	22'6" x 15'5"
Kitchen	5.14 x 4.93	16'10" x 16'2"
Utility	4.52 x 1.88	14'10" x 6'2"
Entrance Hall	4.61 x 2.66	15'1" x 8'9"
Garage	5.76 x 4.01	18'11" x 13'2"

First Floor	m	sq.ft
Principal Bedroom	4.38 x 3.57	14'4" x 11'9"
Bedroom 2	3.71 x 3.15	12'2" x 10'4"
Bedroom 3	4.67 x 3.00	15'4" x 9'10"
Bedroom 4	3.90 x 3.18	12'10" x 10'5"
Bedroom 5	4.63 x 2.87	15'2" x 9'5"





## The Final Word

Brookfield House is a home built with intent — where quality, design and setting come together effortlessly. Thoughtfully crafted, beautifully finished and perfectly positioned, it offers a lifestyle that feels both refined and welcoming. This is a house designed not just to be admired, but to be lived in and enjoyed for years to come.