



**The Grange, Plot 2 Thoroton Farm
Development, Thoroton, Nottinghamshire,
NG13 9DS**

£895,000
Tel: 01949 836678

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Thoroton Farm is a bespoke development of 8 luxuriously crafted and individually designed properties. These traditionally styled new homes emulate a traditional farmstead, with a prominent farmhouse demanding the main focus at the entrance to the development, whilst a central courtyard provides the setting for a range of beautiful buildings that offer the visual delights of farmyard barns and agricultural buildings.

Each highly individual property has been sympathetically styled and imaginatively designed. They incorporate architectural features and natural materials which capture the charm of the site's agricultural heritage and village location, whilst possessing all the lifestyle benefits and comforts of a newly-constructed, high specification, energy efficient home that caters for the demands of modern living.

Architectural features include the use of clay and slate roof tiles that complement the surrounding properties, a traditional red brick, with intricate feature details incorporated into the elevations, and oak and timber are utilised to create striking entrances and replicate barn and stable doors. Externally, properties benefit from extensive gardens, with sandstone patio areas, with a number of the homes commanding views of the open countryside. Internally, each home has been carefully designed and laid out to allow for spacious, flexible living that caters for the demands of modern lifestyles. The open-plan, living kitchens feature quartz worktops, Bosch appliances, drinks coolers and Quooker boiling water taps. In addition to these desirable family spaces, the new homes benefit from separate living spaces, utilities and cloakrooms, whilst many of the generously proportioned double bedrooms have the addition of an en-suite, with some master bedrooms also including dressing rooms.

With the government's drive to reduce carbon emissions we have also chosen to utilise a renewable energy source, with Air Source Heat Pumps providing heating and hot water, and there is provision to enable the installation of electric car charging points to each property, giving these new homes excellent environmental credentials. Additionally, with home working and virtual learning being

the new normal, high internet speeds are crucial, so the high-speed fibre cables will enable homeowners to access the quickest internet speeds.

These desirable new homes are built to an exacting standard throughout with the finest quality finish and an unrivalled specification, offering both inspirational design and aspirational living. It has already attracted a lot of early attention and therefore prospective purchasers should register their interest early to avoid disappointment.

Thoroton is a delightful conservation village located only a few miles from Bingham offering a charming rural atmosphere set within open countryside nearby amenities are available in the adjacent villages of Orston, Aslockton and Flintham including highly regarded primary schools, village pubs, with Aslockton benefiting from rail links to Nottingham and Grantham and from Grantham a high speed train to Kings Cross, London in just over an hour. Further wealth of 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.

THE GRANGE

As the name suggests this is a grand detached family home of excellent proportions. Behind its attractive double fronted farmhouse style facade is an excellent level of versatile accommodation extending to 3,100 square feet. This beautiful thoughtfully designed home combines both contemporary and traditional elements, providing versatile rooms with three well proportioned receptions, spacious open plan living kitchen with part vaulted ceiling and aspects into the garden, as well as useful boot room / utility and cloaks. To the first floor are five bedrooms, two with ensuite, with the master offering an additional dressing room, with separate family bathroom. In addition the plot benefits from a pleasant aspect down the main driveway and west facing rear garden and double garage.

In brief the accommodation comprises:-

ENTRANCE HALL

CLOAKROOM

SITTING ROOM

15'7" x 18'2" (4.77 x 5.54)

DINING ROOM

15'7" x 14'2" (4.77 x 4.32)

STUDY / SNUG

15'3" x 12'4" (4.67 x 3.77)

KITCHEN

23'6" x 12'3" (7.18 x 3.74)

UTILITY ROOM

8'10" x 7'2" (2.70 x 2.19)

FAMILY ROOM

16'1" x 31'0" (4.91 x 9.45)

BEDROOM 1

15'9" x 21'5" (inc dressing room) (4.82 x 6.55 (inc dressing room))

ENSUITE

DRESSING ROOM

BEDROOM 2

15'9" x 10'10" (4.81 x 3.31)

BEDROOM 3

15'5" x 12'4" (4.72 x 3.77)

ENSUITE

BEDROOM 4

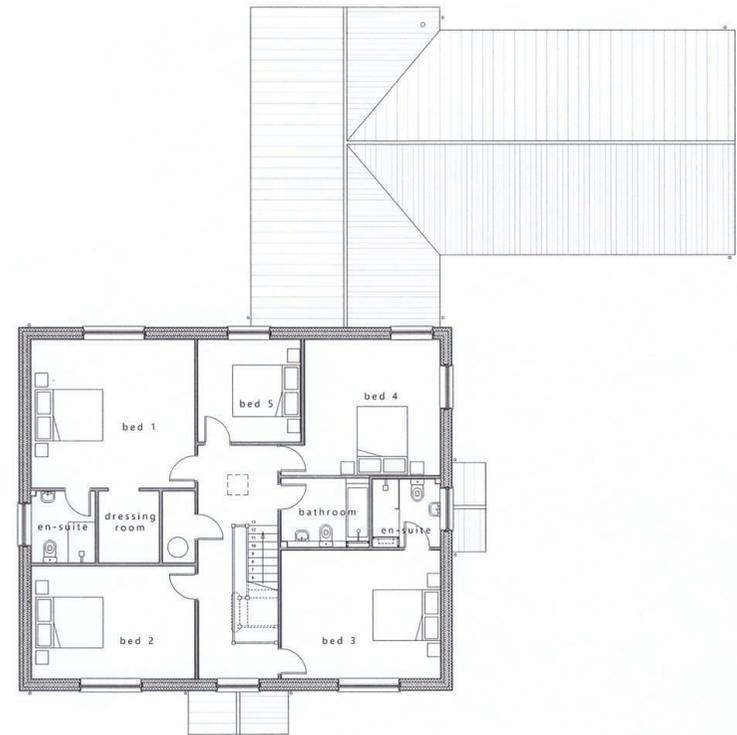
15'5" x 13'0" (4.72 x 3.97)

BEDROOM 5

9'11" x 9'9" (3.04 x 2.99)

BATHROOM

8'6" x 6'7" (2.61 x 2.02)





Predicted Energy Assessment		
THOROTON FARM CLIFTON LANE THOROTON NG13 8DE	Dwelling type: Date of Assessment: Produced by: Total floor area:	Detached House 15 November 2019 Energy Certification 296.04 m ²
<p>This is a Predicted Energy Assessment for a property which is not yet complete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, an Energy Performance Certificate is required providing information about the energy performance of the completed property.</p> <p>Energy performance has been assessed using the SAP 2012 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.</p>		
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating	
<p>Very energy efficient - lower heating costs</p> <p>100 kWh/m² A+</p> <p>75 kWh/m² A</p> <p>50 kWh/m² B</p> <p>25 kWh/m² C</p> <p>10 kWh/m² D</p> <p>5 kWh/m² E</p> <p>2 kWh/m² F</p> <p>1 kWh/m² G</p> <p>Not energy efficient - higher heating costs</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>100 g/kWh A+</p> <p>75 g/kWh A</p> <p>50 g/kWh B</p> <p>25 g/kWh C</p> <p>10 g/kWh D</p> <p>5 g/kWh E</p> <p>2 g/kWh F</p> <p>1 g/kWh G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>EU Directive 2002/91/EC</p> <p>EU Directive 2009/33/EC</p>
England & Wales	England & Wales	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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