

TOWTON HOUSE

SCHOOL LANE

EAST STOKE

NOTTINGHAMSHIRE

NG23 5QL



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



TOWTON HOUSE

Towton House is a recently completed energy efficient new detached home, in a small rural conservation village. Of a striking timber framed design, with attractive traditional brick and striking timber design cladded elevations, beneath a steeply pitched clay pantile roof, the property is an exceptional 21st century home.

The surrounding views are stunning and two wonderful private balconies at first floor level uniquely capture the picturesque surrounding parkland landscape.

This is unquestionably one of the most immediately appealing and impressive new homes we have seen over recent times and, in our opinion, would be eminently suited to a growing family or "empty nesters" looking for a brand-new low maintenance home in the country, who probably enjoy gardening and outdoor entertaining.

EAST STOKE

East Stoke is a small village and civil parish to the east of the river Trent and to the west of the A46 Lincoln – Leicester dual carriageway and the nearest Market town is Newark on Trent, which is some four miles to the northeast. The thriving neighbouring village of Elston serves to provide nearby amenities.

ELSTON

Elston lies to the east of the A46 offering the essentials of a traditional English village lifestyle - including a community shop linked to the village hall, a community sports field of some 4.50 Acres, a highly regarded primary school, a thriving village inn, The Chequers, and an 'active church'. The exclusive Eden Hall day spa is just outside the village,

Fast East Coast Main Line Rail Service

From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey times in range of 75 - 90 minutes.

PRICE GUIDE £795,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Entrance Hall/Reception Area

Offering an immediate and lasting impression of the stunning contemporary open plan design of this unique new home and the harmony it enjoys with the surrounding rural parkland landscape.

The essence of Towton House is captured in the wonderful open plan design of the central living area which comprises the reception area, which connects in a series of free flowing yet distinct living spaces to a day room, dining room and kitchen with a series of five bi-folding doors opening out to an expansive garden terrace affording the 'on trend' inside-outside lifestyle. The interconnecting living spaces feature striking Karndeian herringbone design flooring with thermally efficient under floor heating beneath.

An attractive open tread staircase rises to the first-floor landing beneath which there is an oak framed glass fronted wine store incorporating a series of bespoke oak wine racks – an attractive visual feature.

Cloakroom/WC

Exquisitely decorated with high grade Mulberry wallpaper and featuring a Duravit contemporary oak topped washstand with a chrome pedestal tap and a low flush wc with concealed cistern.



Stunning Rotpunkt Kitchen

11.40m x 6.75m (37'3" x 22'0") *maximum dimensions*

One of the signature features of this remarkable modern home is the stylish contemporary Rotpunkt kitchen which features an extensive main run of wall cabinets, complemented by striking black quartz topped working surface and a superb matching culinary island incorporating a breakfast bar. Integrated appliances comprise a downdraft Neff induction hob set within the island, combination microwave oven, two high tech oven grills, a concealed coffee station, dishwasher, tall integrated larder fridge and freezer, a silestone sink with Quooker boiling tap. The cabinets include a host of high-capacity storage cabinets including double layer pan drawers, and conventional base and eye level storage.

Detailed features include fitted open display shelving and a pop-up power point incorporated into the island. A further range of units features an in line built in cocktail cupboard and two glazed display cabinets with smoked glass fronts incorporating a wine fridge. Note - this display cabinet and cocktail fixture can be blanked off with wrap around matching door fronts to create the clean lines of a minimalist living space if required.

Opposing the main culinary island, with lighting above, is a distinct dining area with bi-fold doors connecting to the garden terrace.

A projecting wall nib between the dining and living/relaxation area incorporates a striking landscape design electric fire with integrated LED lighting facility creating an attractive visual feature.

Distinct Living/Relaxation Area

With bi fold doors connecting to garden terrace.



Utility Room

Having a further range of high grade built in contemporary Rotpunkt cabinets matching the main kitchen installation.

Enclosed Plant Room

Snug/Sitting Room

3.85m x 2.65m (12'6" x 8'9")

Having a built in media wall, bi-fold doors connecting to the garden terrace and a secondary side entrance door.

Wonderful Sitting Room

6.80m x 4.70m (22'3" x 15'6")

A beautifully proportioned private sitting room. The focal point of this tastefully decorated room is a handcrafted traditional fireplace with an exposed brick chimney breast, fitted traditional wood burning stove set to a flagstone hearth. Two sealed unit double glazed windows, bi-folding double doors connecting to garden terrace.



FIRST FLOOR

Extensive L-Shaped Landing

Having two Velux sealed unit double glazed roof lights and a steep mono pitched ceiling, alighted from a two-flight dog leg return glass balustraded contemporary staircase. Useful eaves trunk and general storage space.

Bedroom One

4.15m x 3.30m (13'6" x 10'9")

maximum dimensions

Built in double wardrobe. Bi-folding sealed unit double glazed floor to ceiling doors connecting to: *Stunning glass balustraded balcony – remarkable garden and parkland aspect.*

High steeply pitched vaulted ceiling. Column radiator.

En Suite Shower Room

Striking contemporary washstand incorporating two floating wash hand basins with matt black wall mounted mixer taps above, recessed rain shower with folding glass screen and a low flush wc with concealed cistern. Ladder towel rail.



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Bedroom Two/Guest Suite

4.15m x 3.35m (13'6" x 11'0")

Bi-folded doors connecting to:

Stunning glass balustraded balcony with remarkable garden and parkland views.

Built in double wardrobe. Column radiator. High vaulted ceiling lines. Velux sealed unit double glazed roof light.

En Suite Shower Room

Duravit contemporary washstand and with mirror light fixture above, chrome mixer tap and integrated drawer storage below. Large, recessed rain shower and separate hand shower - glass enclosure and a low flush wc. Graphite ladder towel rail.

Bedroom Three

4.30m x 2.80m (14'0" x 9'3")

High mono pitched ceiling. Column radiator. Sealed unit double glazed roof light.

Bedroom Four/Dressing Room

4.40m x 2.80m (14'6" x 9'3")

Extensive range of high-grade bespoke furniture and open shelving. Column radiator. High mono pitched ceiling. Sealed unit double glazed roof light.

Luxury House Bathroom

Stunning Duravit suite featuring a free-standing bath, black pedestal mixer tap – hand shower, striking contemporary washstand with a mirror cabinet above and a low flush WC. Duravit glazed display perfume and toiletry cabinet. High mono-pitch ceiling – Velux roof light. Chrome towel rail – radiator.



GARDENS AND GARAGING

Long gravel drive, grass turning circle - parking area and double garage.

Towton House is approached from School Lane along a new private tarmacadam access drive which leads to the gravel approach drive to the property itself.

Note

A right of way across the front gravel drive exists for the neighbouring property.

Level Landscaped Garden

A particular feature of the sale of Towton House is the large level garden which has recently been landscaped and planted around the perimeter. A flagstone pathway leads around the house to a wonderful garden terrace with a contemporary pergola enabling a pleasant indoor/outdoor lifestyle and optimising the views of the surrounding and unspoilt rural parkland.

Double Garage

Two up and over access doors.

Open Bay Carport - secondary entrance



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GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

Air Source Central Heating - Energy efficient air source central heating systems as standard. **Thermally Efficient Sealed Unit Double Glazing** - UPVC heritage design.

Electric Car plug-in point

Mains electricity, water and drainage are connected. There is no mains gas available. *Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.*

LOCAL AUTHORITY

Council Tax Band G
Newark & Sherwood District Council
Castle House, Great North Road
Newark on Trent
Nottinghamshire NG24 1BY
www.newark-sherwooddc.gov.uk
Tel: 01636 650 000

VIEWING ARRANGEMENTS

If you are interested in Towton House and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

MILEAGES

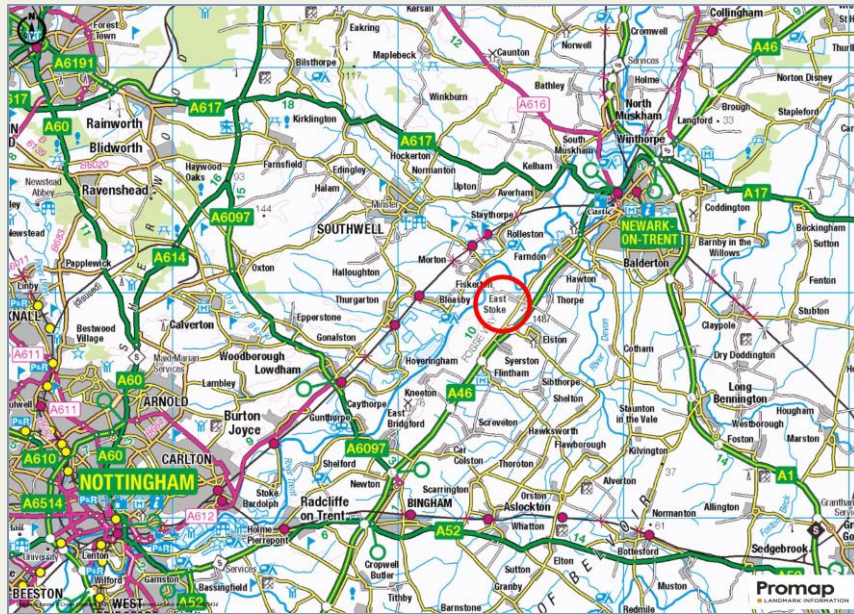
Newark	4 miles	Lincoln	21 miles
Bingham	9 miles	EMA	31 miles
Leicester	33 miles	Southwell	11 miles
Grantham	17 miles		

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MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 0310-3113-3130-2102-2865

10 YEAR STRUCTURAL WARRANTY

The property will benefit from the balance of a 10-year structural warranty.

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN

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