

# 3 THE PADDOCKS

LAMBLEY LANE BURTON JOYCE NOTTINGHAMSHIRE NG14 5HF



Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)





### 3 THE PADDOCKS

A fine and substantial modern residence (c 5660 sq ft GIFA) of a striking traditional design and construction in an exclusive, leafy and sheltered setting beneath a belt of mature hillside woodland forming part of an exclusive and secure gated private drive enclave, whilst enjoying a remarkably convenient situation within walking distance of Burton Joyce amenities and schooling.

A particularly intriguing and attractive feature of the sale is the extensive eight car garaging comprised within a stunning detached five-car coach house design limousine garage and an attached triple garage, connecting to the main house.

The property was built by the present owner to his personal specification and offers tremendous internal living space and bedroom accommodation on a grand scale configured over three floor levels and offers a wonderful 21<sup>st</sup> century home capable of meeting the lifestyle requirements of a growing family.

### BURTON JOYCE

Burton Joyce is a thriving village set in Trent Valley countryside to the north east of Nottingham, offering an extensive range of village amenities, a large range of social/cultural and sporting facilities, a village hall and sports ground, several village inns and 'active' churches.

The village offers direct access to local junior and senior schooling whilst being conveniently located for a wider range of first class educational opportunities in Nottingham's independent day schools and Southwell Minster School.

From Burton Joyce station there is a direct rail link into Nottingham centre with convenient road access from the village into Nottingham and the surrounding regional centres of Southwell, Newark, Grantham (A1) and Lincoln.

#### MILEAGES – REGIONAL CENTRES

NOTTINGHAM	6	BINGHAM	7
SWELL	8	NEWARK ON TRENT	16
MANSFIELD	20	EAST MIDLANDS AIRPORT	20
GRANTHAM	22	LINCOLN	35

PRICE GUIDE: £1,80m





## GROUND FLOOR

### Imposing Open Arched Entrance Porch

Striking traditional oak entrance door with glazed side screen either side opening to:

### Fine Central Entrance Hall

The design of the entrance hall and stunning upper-level landing galleries at first and second floor level create a unique and rather special signature feature for the property – internal inspection is certainly recommended to appreciate the scale and calibre of this wonderful family home.

Stunning bespoke open single flight balustraded oak staircase rises to the first floor landing gallery. Partial feature glass ceiling. Striking underfloor heated polished travertine stone floor extending through to the outer hall and cloakroom. Corniced ceiling and recessed ceiling lighting. Open plan to;

### L Shaped Outer Hall

Creating a practical and effective link to the main reception rooms of the house and enabling easy circulation throughout the ground floor accommodation.

### Luxury Ground Floor Fully Tiled Cloakroom - Bathroom

High grade contemporary suite comprising a panelled bath with corner shower and fitted glazed splash screen, circular wash basin with chrome waterfall tap set to a polished resin bonded stone plinth – display shelf, bidet and low flush wc. Chrome ladder towel rail. Polished travertine flooring and porcelain floor and wall tiling.

Fielded oak double doors to:

### Wonderful Main Sitting Room

8.00m x 4.85m (26'3" x 15'9")

Striking oak framed traditional fireplace with a recessed flagstone hearth and a fitted cast iron stove. Series of bi-folding sealed unit double glazed doors connecting to the rear garden terrace. High corniced ceiling. Fielded oak double doors returning to the dining room.

### Superb Formal Dining Room – Second Reception Room

5.95m x 5.35m (19'6" x 17'6")

Ideal for entertaining friends and family on a large scale. Fielded oak double doors returning to the main hall. High corniced ceiling.

Fielded oak double doors from the rear hall and the main entrance hall connect to:





### Superb Open Plan Living Kitchen – Day Room

13.35m x 5.30m (43'9" x 17'3")

This particularly spacious open plan room offers an extensive area of versatile kitchen/living space perfect for a relaxed day to day lifestyle and comprises three interconnecting but distinct spaces, a fitted kitchen, dining area and relaxation area described below;

#### High Grade Kitchen

Comprehensive kitchen installation featuring a range of pastel tone cabinets complemented by deep polished granite working surfaces in three connecting wall runs. Striking central culinary island workstation – breakfast bar; a statement feature of the kitchen. Ample base cupboards, drawers, and eye level cabinets. Built in Rangemaster dual fuel cooker with extraction canopy above, integrated Bosch coffee machine, one and a half bowl resin bonded sink unit with chrome mixer tap. Polished travertine underfloor heated floor finish. Series of sealed unit double glazed windows and French doors opening to the side vehicle court.







#### Inner Dining – Breakfast Room

Fitted cast iron woodburning stove. Square oak framed recess opening to

#### Walk in Pantry – Kitchen Storeroom.

Fitted American style fridge freezer. Polished travertine floor.

#### Informal Living Room – Relaxation Area

Series of sealed unit double glazed bi-folding doors connecting to rear garden terrace with attractive garden and woodland aspect. Corniced ceiling and low voltage ceiling lighting.

#### Laundry – Utility Room

Further range of cabinets and polished granite working surfaces matching the main kitchen installation. Single drainer sink unit with chrome mixer tap. Plumbing for automatic washing machine. Enclosed boiler cupboard housing a Worcester Bosche gas fired boiler unit and a pressurised cylinder serving domestic hot water and central heating circulating both underfloor and to radiators with thermostatic control. Useful built in separate Rangemaster double oven. Space for second dishwasher and additional appliances. Plumbing for automatic washing machine. Two sealed unit double glazed windows. Recess ceiling lighting. Stable style solid oak door connecting to:

#### Side Garden Room – Conservatory

Having two sealed unit double glazed arched windows and a high glazed vaulted ceiling. Internal doorway giving access to the attached garages.

#### Attached Triple Garage

Having a double bay and single bay rolling up and over access doors with remote controlled operation. Painted concrete floor and wall finishes. Open staircase to upper-level general purpose storage room. Water point.





## FIRST FLOOR

### Stunning Central Landing Gallery – Informal Relaxation Area

Arguably the architectural signature feature of this stunning family home, alighted from an imposing traditional handcrafted oak staircase and upper gallery. A magnificent high open vaulted ceiling extends into the upper second floor roof line to create a dramatic and impressive space. Striking glass floor centre section above the entrance hall below. Attractive high grade travertine flooring. Partial ceiling cornice detail. Large enclosed airing cupboard – linen store.

### Remarkable Principal Bedroom Suite

6.80m x 5.30m (22'3" x 17'3")  
plus 6.45m x 3.70m (21'0" x 12'0")

A stunning main bedroom arrangement of an opulent scale comprising a fabulous main bedroom area connecting to a private sitting room – study area with views through sealed unit double glazed french doors and picture windows (Juliette balcony) overlooking the private rear gardens and woodland setting beyond. Walk-in American style wardrobe.

### Luxuriously Appointed Bathroom – Fully Tiled

Featuring a large freestanding bath with chrome pedestal mixer tap and hand shower, low flush wc with concealed cistern, bidet, large walk in fully tiled shower cubicle with overhead rain shower and separate hand shower and two contemporary design vanity stations with fitted circular stone washbasins set to polished resin bonded stone plinths with curved white glass cabinets beneath. Recessed ceiling lighting. Two shaver points. Two sealed unit double glazed windows. Chrome ladder towel rail.

In summary this is one of the most creatively planned and indulgent main bedroom suites one may wish to find.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES



## FIRST FLOOR CONT...

### **Guest Bedroom Suite**

5.15m x 4.50m (16'9" x 14'9")

plus 5.20m x 4.85m (17'0" x 15'9") *maximum dimensions*

Once again, a stunning and opulent suite of a similar scale and calibre to the main bedroom suite featuring a large main bedroom area connecting through a square arched opening to a wonderful private sitting room – relaxation area with sealed unit double glazed french doors and matching side screens overlooking the rear garden and woodland beyond (Juliette balcony). Corniced ceiling and recessed lighting. Enclosed walk-in wardrobe – storage closet.

### Luxury Fully Tiled Bathroom En Suite

Large freestanding contemporary bath with side pedestal mixer tap and hand shower, pedestal wash hand basin, low flush wc and recessed shower – fully tiled – with fitted thermostatically controlled chrome overhead rain shower and separate hand shower and glass splash screen. Chrome ladder towel rail. Recessed ceiling lighting. Sealed unit double glazed window overlooking the rear garden and light woodland beyond. Shaver light point. Fully tiled.

### **Bedroom Suite Three**

5.35m x 4.20m (17'6" x 13'9")

An impressive third bedroom arrangement with a large double bedroom having two sealed unit double glazed picture windows, recessed ceiling lighting and decorative ceiling cornice.

### Luxury En Suite Shower Room

Large corner shower cubicle with thermostatically controlled overhead rain shower and separate hand shower and glass enclosure, striking contemporary vanity unit – washstand with two circular stone wash basins served by chrome pedestal mixer taps set to a polished resin bonded stone plinth with polished grey storage cabinets below. Fitted low flush wc and bidet. Chrome ladder towel rail. Recessed low voltage ceiling lighting.





## SECOND FLOOR

### Stunning Upper-Level Suite

#### Central Galleried Informal Sitting Room

A pleasant relaxation area with a gallery overlooking the central main landing beneath. Vaulted ceiling lines, recessed ceiling lighting and Velux sealed unit double glazed roof light. Striking balustraded oak staircase rising from the first-floor landing.

#### Bedroom Four 5.65m x 5.30m (18'6" x 17'3")

Interesting partially vaulted ceiling lines. Recessed sealed unit double glazed dormer window with attractive front aspect. Sealed unit double glazed side window.

#### Bedroom Five 5.65m x 4.30m (18'6" x 14'0")

Interested partially vaulted ceiling lines. Recessed sealed unit double glazed dormer window. High grade fielded oak doors with contemporary steel furnishings.

#### Luxury Upper-Level Bathroom – Fully Tiled

High grade contemporary white suite comprising a free-standing bath with a pedestal chrome mixer tap – hand shower, large walk-in shower cubicle with thermostatically controlled overhead rain shower and separate hand shower and a glass enclosure, pedestal wash hand basin and a low flush wc. Striking travertine tiled floor and contrasting ceramic stone wall tiling. Recessed ceiling lighting.





## EXTENSIVE GARDENS

Exclusive long shared gated driveway with secure remote control.

The approach drive creates a grand entrance to this exclusive enclave of what presently comprises four dwellings; a particular feature being the avenue of pleached laurels planted along the driveway in a stone bolder border set against brick boundary walls and a tarmacadam surface drive.

The access road comminates in an inner wrought iron remote control gated entrance passing across an impressed concrete threshold to a magnificent inner tarmacadam parking court relieved by impressed concrete standing areas.

### Stunning Five Car Limousine Garage

Constructed in a coach house style capable of accommodating limousine cars and a motorhome if desired with a deeper central remote controlled roller shutter doorway. Two further double roller shutter doors. Light and power facility. High plastered partially vaulted ceiling lines.

For the car enthusiast this garage is something rather special.....

### Extensive Level Private Gardens

Featuring a large impressed concrete walkaround terrace, opening onto expansive lawns set against a delightful hillside woodland landscape with a host of mature trees.

Useful side hardstanding area ideal for storing a boat, caravan, or motorhome.

### Attached Triple Garage

Having a double bay and single bay rolling up and over access doors with remote controlled operation. Painted concrete floor and wall finishes. Open staircase to upper-level general purpose storage room. Water point.

### Timber Log Cabin – Man Cave – Garden Pub

Offering a superb outdoor indoor recreation area with a present vantage point back towards the house and across the gardens.





# GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION  
PURPOSES - NOT TO SCALE



## SERVICES

All mains' services are available. Gas fired central heating (partially underfloor). Sealed unit double glazing.  
*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.*

### Available Broadband

Basic 19 Mbps Superfast 80 Mbps

### Available Mobile Coverage (based on calls indoors)

O2 - ✓ Vodafone - ✓ EE - ✓ Three - ✓  
✓ = Good ● = Average ✗ = Poor

## LOCAL AUTHORITY

Council Tax Band - H  
Gedling Borough Council, Civic Centre, Arnot Hill Park, Arnold,  
Nottingham NG5 6LU  
[www.gedling.gov.uk](http://www.gedling.gov.uk)



## VIEWING ARRANGEMENTS

If you are interested in 3 The Paddocks and would like to arrange a viewing, please contact us on 01636 815544 [www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

### Private Access Drive

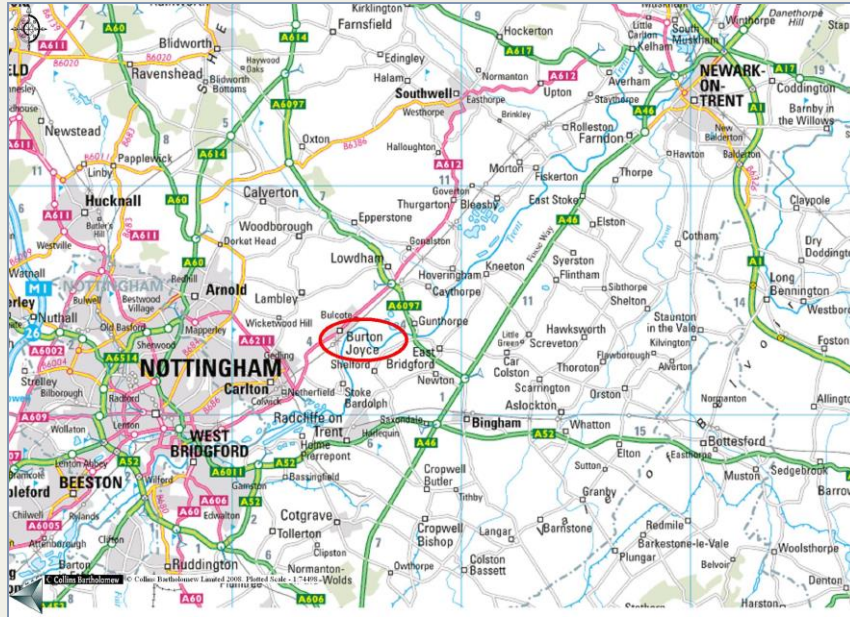
The main private access drive will remain in the ownership of the seller, with shared maintenance responsibilities shared between residents on a periodic ad-hoc basis. The rights of access will be confirmed by the sellers solicitors during the normal pre-contract legal process.



# MAPS & ENERGY PERFORMANCE RATINGS

## REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

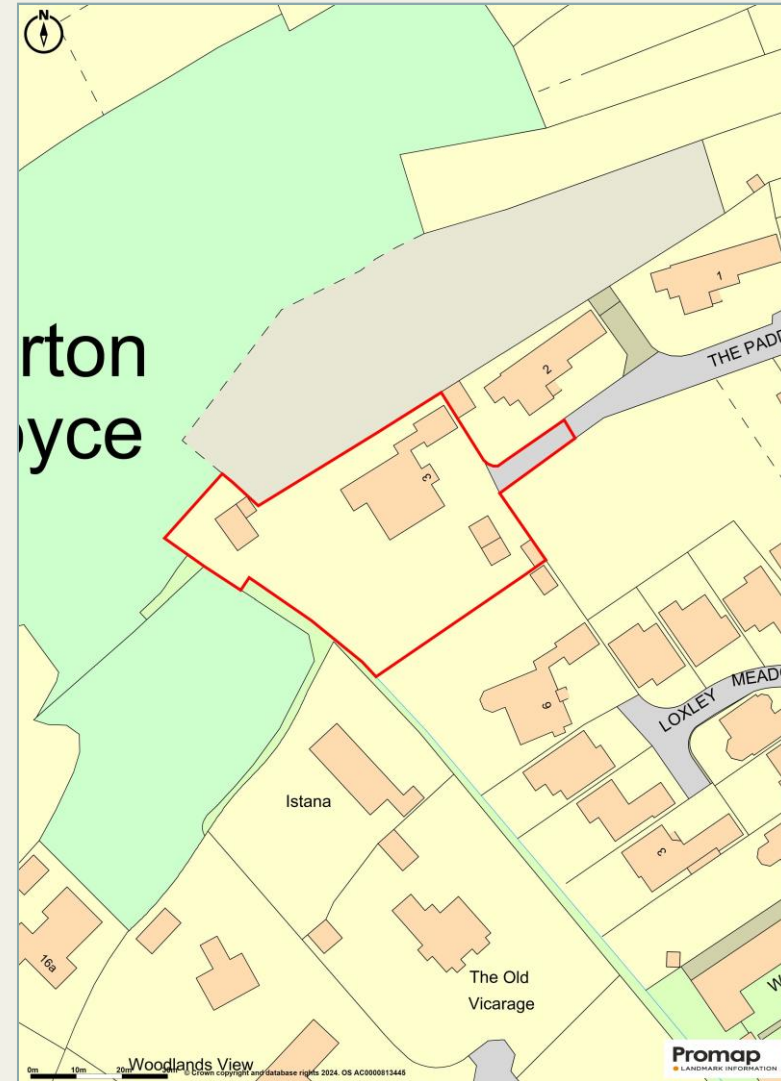


## ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at  
<https://www.epcregister.com/searchReport.html>  
Ref No: 0155-3866-7195-9028-6175

## LOCATION PLAN

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O.S. Business Copyright Licence Number: ES100003874

## 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.







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