

CROPWELL HOUSE
100A CROPWELL ROAD
RADCLIFFE ON TRENT
NOTTINGHAMSHIRE NG12 2JG



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk

CROPWELL HOUSE

Quite simply, Cropwell House is a stunning contemporary residence...

Located on the exclusive Cropwell Road, opposite the Radcliffe on Trent championship golf course, the property is situated in one of the most desirable residential addresses in this part of the County with convenient and direct access into Nottingham, West Bridgford, Leicester and the A46/M1 national road network.

The subject of an architect designed and supervised remodelling and extension project completed in the Spring of 2012 to an exacting standard, the product of which is a wonderful 'grand design' calibre residence of a distinctive individual design which faces south over extensive landscaped grounds totalling 2.01 Acres or thereabouts, with fabulous far-reaching views over the adjacent south Nottinghamshire countryside.

The scale and layout of the property is such that it is primarily a single storey residence complemented by a wonderful first floor bedroom suite with a private balcony and on this basis, it would be equally well suited to a family lifestyle or as a luxurious and generous retirement home.

An internal inspection is highly recommended to fully appreciate the attention to detail and high level of specification, which is much in evidence throughout the property, with reference being made to high grade oak flooring, superb, polished walnut internal doors and the wonderful 'designer' kitchen and bathroom arrangements.

The extensive well managed grounds assure a high degree of privacy and enjoy a wonderful southerly aspect.



RADCLIFFE ON TRENT

Radcliffe on Trent is an established residential settlement which lies to the south of the River Trent adjacent to the A52 Nottingham to Grantham Road. The village is particularly well facilitated and provides a comprehensive selection of day-to-day amenities and professional services and schooling across the age spectrum.

Direct access to the A46 ensures swift and convenient north-south links for strategic commuting.

Schedule of Distances

West Bridgford	4 miles
Nottingham	6 miles
E Midlands Parkway	15 miles
Grantham	18 miles
East Midlands Airport	18 miles
Leicester	25 miles

PRICE GUIDE: £1.60 million

GROUND FLOOR

Open Oak Framed Entrance Porch

Superb solid oak front door and flagstone threshold opening to:

Fine Entrance Hall

Offering an immediate indication of the calibre and specification of this stunning contemporary home. A large internal picture window allows views through the dining room, capturing the landscaped country gardens and open countryside beyond – something rather special.

The hallway features solid polished oak flooring which extends through to the connecting outer - side hall. Recessed ceiling lighting.

Luxury Cloakroom WC – Fully tiled

Stylish high end Geberit low flush wc and a contemporary washstand with wall mounted chrome waterfall mixer tap. Polished walnut contemporary door.

Side – Inner Hall

Open tread solid oak staircase rising to first floor landing.



Stunning Intoto Living Kitchen

9.70m x 6.30m (31'9" x 20'9")

Arguably the signature feature of the property, a remarkable contemporary kitchen featuring a stunning high open mono pitch partially vaulted ceiling and a full height asymmetric glazing section facing south incorporating a series of bifold doors, connecting to the rear illuminated alfresco terrace, designed with an inside outside lifestyle in mind.

The kitchen features a comprehensive range of contrasting high gloss black and white cabinets complemented by white polished quartz countertops and a magnificent matching culinary island with concealed underlighting. The cabinets are of a modern soft close design and benefit from internal illumination.

There is a host of integrated Neff appliances comprising a four-plate induction hob and a separate two ring gas hob, with two illuminated extraction canopies above, a teppanyaki hot plate, inverted ceramic wok hob, two inline ovens, separate steam oven and a microwave oven together with two warming drawers. Fitted boiling tap. Pullout larder storage unit. Coffee station. Wine cabinet. Drinking water tap and chef's tap.

There is an array of pan and utensil drawers at base and wall level and all around the island workstation which itself features two triple popup power sockets and a weighing scale plinth.



Laundry / Utility Room – Secondary Front Entrance

4.00m x 3.55m (13'0" x 11'6")

Equally well appointed in a similar fashion to the kitchen with high gloss black and white cabinets and built in appliances comprising a LG automatic washing machine and a Hotpoint dryer. Plumbing for American style fridge unit. Source point for the central vacuum system.

High grade contemporary polished walnut double doors from the side – inner hall connect to:



Impressive Sitting Room

8.70m x 5.05m (28'6" x 16'6")

A superb main reception room which mirrors the design of the kitchen on the opposing side of the property, again having a superb partially vaulted mono-pitch ceiling and stunning floor to ceiling glazing sections (south facing) overlooking the gardens and connecting to the raised and illuminated flagstone alfresco garden terrace through a series of bifold doors. The focal point of the sitting room is a handcrafted brick fireplace with a heavy oak mantel crossbeam, and a raised flagstone hearth – fitted cast iron woodburning stove. Polished solid oak flooring. Recessed ceiling lighting. Home entertainment system with surround sound Bose speakers.

Note – Entertaining and Leisure

The creative design of the layout facilitates the entire rear elevation to open out onto the terrace connecting the kitchen and sitting room from the partially covered terrace – patio.

Study

3.00m x 2.55m (9'9" x 8'3")

French doors connecting to south facing alfresco sun terrace. Polished contemporary walnut doorway returning to the hall.

Double polished walnut contemporary doors from the hall connect to:

Formal Dining Room

5.60m x 3.75m (18'3" x 12'3")

maximum dimensions

Bifold doorway connecting to partially covered illuminated expansive flagstone terrace – alfresco recreation area with the south facing formal gardens. Recessed ceiling lighting. Internal double walnut doors connecting to the kitchen allowing a more open plan configuration if required for social occasions and entertaining. Access from the main internal hall through double doors to:

Outer Hall – Landing



GROUND FLOOR BEDROOM ACCOMMODATION

Stunning Principal Bedroom Suite

5.10m x 4.70m (16'9" x 15'6")

A wonderful bedroom arrangement which has been designed to serve as the main bedroom suite for the house offering an extensive range of full room depth mirror front wardrobes. Sealed unit double glazed French doors/picture window to rear south facing illuminated terrace – wonderful views.

Dressing Area Recess

Full range of built in contemporary wardrobes.

Luxurious En Suite Bathroom – Wet Room

Featuring a high grade jacuzzi style air bath with incorporated 36" screen television above, large walk-through shower incorporating an internal body jet system and an overhead high-capacity shower, with a glass screen enclosure, contemporary washstand incorporating a circular wash basin and pedestal chrome tap, and a Geberit low flush wc with concealed cistern. Recessed ceiling lighting and star lighting illumination above the shower area. Shaver point. Full wall tiling and chrome towel rail/radiator.

Ensuite Bedroom Two

4.70m x 3.75m (15'6" x 12'3")

Two sealed unit double glazed sash windows to front aspect. Range of mirror fronted wardrobes and recess ceiling lighting.

Luxury Fully Tiled En Suite Shower Room

Spacious walk-through shower with star lighting ceiling illumination above, overhead rain shower, separate hand shower and a glass splash screen enclosure, double NK Porcelanosa washstand with illuminated mirror fixture above and a Geberit low flush wc with concealed cistern. Recessed ceiling lighting. Small sealed unit double glazed sash window. Shaver point. Heated towel rail.

Enclosed Linen Store

A high-capacity enclosed walk-in linen store is accessed from the inner hall opposite the stairs.

Ensuite Front Bedroom Three

3.90m x 3.50m (12'9" x 11'6")

Two sealed unit double glazed sash windows to front aspect. Polished oak floor. Recessed ceiling lighting.

Fully Tiled Ensuite Wet Room

A stylish high-grade ensuite featuring a walk-in shower room with overhead rain shower and separate hand shower installation, and a glass splash enclosure, contemporary washstand with illuminated mirror above, and a Geberit low flush wc. Shaver point. Chrome towel rail/radiator.



FIRST FLOOR

Private first floor landing alighted from a high-grade open tread balustraded solid oak staircase rising from the internal hallway below, the landing gives access to a private bedroom suite. Contemporary walnut door:

En Suite Bedroom Four – Private Guest Suite

6.00m x 4.05m (19'9" x 13'3")

maximum dimensions (reduced ceiling height)

A superb first floor bedroom featuring vaulted ceiling lines and a wonderful far reaching rural aspect and uninterrupted southerly views through a gable profile full height window incorporating a glazed doorway connecting to a large private balcony terrace with contemporary glass balustrading, offering a delightful seating area and a wonderful vantage point to fully appreciate the views and the extensive grounds. Useful range of fitted wardrobes.

Luxury En Suite NK Porcelanosa Bathroom – Fully tiled

Large rectangular bath, chrome mixer tap, hand shower and separate overhead rain shower – fitted glazed splash screen, contemporary washstand with fitted chrome mixer tap, and a low flush wc with a concealed cistern. Useful enclosed storage cupboard. Underfloor heating. Heated towel rail. Shaver point.

Walk Through Dressing Room

Further extensive range of fitted wardrobes. Access to:

Attic – General Purpose Storeroom

6.85m x 5.30m (22'6" x 17'3")

Offering useful general-purpose storage space. Fitted high-capacity pressurised hot water cylinder, wall mounted Worcester Bosch gas fired boiler serving domestic hot water and central heating, underfloor heating manifold location and fitted water softener. Solar panel system.

Secondary Landing Attic – General Purpose Storage Area

6.95m x 6.85m (22'9" x 22'6")

A further extensive attic storage area is accessed from the landing. CATV media hub location. Light and power facility.



FORMAL LANDSCAPED COUNTRY GARDENS AND DETACHED GARAGE

Cropwell House is accessed from Cropwell Road through an imposing private electric gated entrance (with intercom), which opens onto a block paved parking court providing hardstanding and turning space and access to the garage.

A STUNNING GARDEN SETTING

The setting and magnificent landscaped country gardens – grounds of Cropwell House are an important feature of the sale; the overall sale area extending to 2.01 acres (or thereabouts).

The exterior of the property has been designed to blend seamlessly with the interior to create a wonderful outdoor entertaining – alfresco area, with a deep full house breadth illuminated flagstone terrace opening out across the rear south elevation of the property beyond which are expansive lawns, relieved by a circular raised rose garden and circular water feature incorporating a fountain.

Outdoor Heated Swimming Pool

A central pathway leads down to an outdoor heated swimming pool, served by a Calorex Pro PAC 8 heat pump.

Beyond the immediate rear gardens and swimming pool terrace there are three further mainly lawned sections incorporating a striking contemporary spherical rotating garden room and an open sided summer house (with lighting and power), which allow wonderful relaxing vantage points, relieved by two attractive formal water features, from which to enjoy and appreciate the great beauty of the setting.

Specimen tree planting is complimented by a variety of productive orchard trees, Tuscan style coniferous screening and a more natural wild grass meadow at the far end of the plot, extending into the rear hedgerow boundaries and open countryside beyond.

In our considered opinion, a rather special, remarkably appealing and private garden setting.



Detached Double Garage
5.60m x 5.40m (18'3" x 17'9")
Remote controlled access doors.
Light and power facility.

Five power points and two water taps at each end
of the house.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES - NOT TO SCALE



SERVICES

All main services are connected. Gas central heating circulating 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.

Electrical Specification

Built in Sonos hi fi speakers to the kitchen, main bedroom and bathroom served by two separate independent systems. Solar panels. Smoke detectors and carbon monoxide detectors. CATV cabling - fibre optic connection ready. Built in security - alarm system.

Environmental Considerations

We understand the property has not flooded during its lifetime or in the last five years.

Additional Notes

All doors are handmade. Bathroom fittings are from Porcelanosa, throughout the house.

Available Broadband

Basic 18 Mbps /
Ultrafast 1000 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ✓ Vodafone - ✓

EE - ✓ Three - ✓

✓ = Good ● = Variable

X = Poor

LOCAL AUTHORITY

Council Tax Band F
Rushcliffe Borough Council
Rushcliffe Arena
Rugby Road, West Bridgford
Nottingham NG2 7YG
www.rushcliffe.gov.uk
0115 981 9911

TENURE

We understand the property is freehold.

VIEWING ARRANGEMENTS

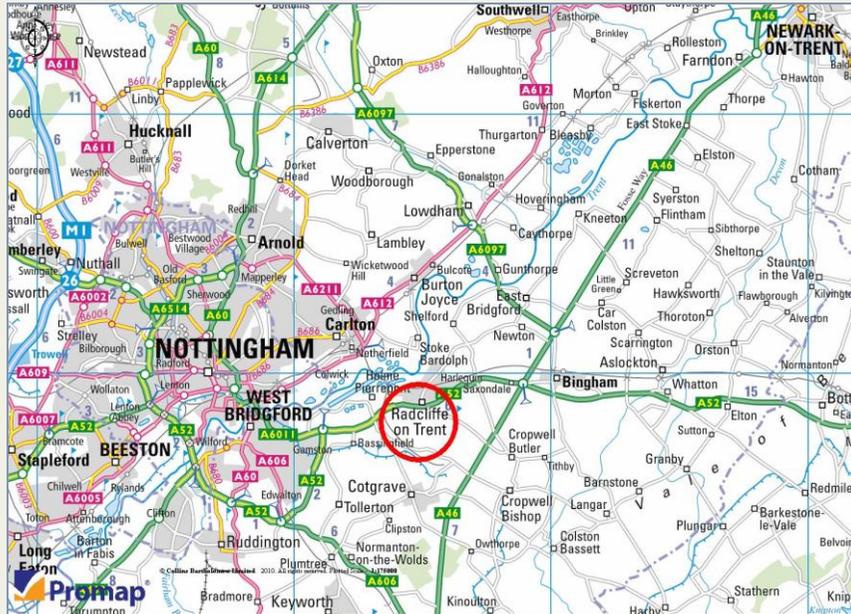
If you are interested in Cropwell House and would like to arrange a viewing, please contact us on 01636 815544
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SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATING - C

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 9320-2684-1100-2525-3015

LOCATION PLAN

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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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