

Kingston Hall Park Kingston On Soar, Nottinghamshire, NG11 0DH

John German 

Asking Price Of £675,000





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This former gamekeeper's residence lies nestled within the grounds of the historic Kingston Hall, the former home of Lord Belper.

The property is well presented throughout & offers five bedrooms, three bathrooms, a large drawing room, feature dining hall & a bespoke Clive Christian breakfast kitchen.



A long, private winding driveway leads to Keepers Lodge, passing through fields with beautiful views on the way, into a wooded glade where the property is situated. The driveway is shared with one other property which is the current home of Lord Belper.

Accommodation:

On entering the property through arched glazed double doors, you will be welcomed by an impressive feature dining hall. Oak flooring runs throughout this room and a sweeping oak staircase rises to the galleried landing above. From the dining hall, there is a guest cloakroom and an excellent-sized cloaks/boiler room. Double doors lead into a beautiful, spacious drawing room which features two sets of glazed French doors with views and access into the gardens. A further focal point of the drawing room is the period fireplace with open grate and tiled cheeks.

The superb breakfast kitchen is one of the many highlights of this traditional property; it has been handcrafted by Clive Christian, incorporating ample units along two walls with a central island unit, granite worktops and a dresser-style unit with illuminated display. There is a range of quality integrated appliances including a Neff hob, oven and dishwasher. The kitchen has ample room for a family breakfast table, and double French-style doors open through to the wonderful gardens. Adjoining the kitchen is a utility room, also fitted with Clive Christian units and granite worktops; it has a pantry cupboard and an internal door through to a double garage. To the rear of the garage is as a useful room currently being used as a cellar. Interestingly, this used to be a secret entrance to an underground tunnel which lead to the main hall.

On the first floor, the galleried landing provides access to all the bedrooms including a well-proportioned master bedroom. The master bedroom has Hammonds fitted furniture and three windows which overlook the garden. An arched door here leads out onto a sunny roof terrace which is ideal for morning coffee, sunbathing etc. Further complementing this bedroom is an en-suite bathroom with Porcelanosa tiles to the walls and floor. Bedroom two is a lovely self-contained suite with double aspect windows, it has space for both a double bed and seating area, alongside an en-suite shower room. There are three further well-proportioned bedrooms including bedroom three which has the benefit of Hammond fitted furniture. The family bathroom again has feature Porcelanosa tiling and a traditional white suite.

Outside, the property has beautiful mature gardens with a patio area, small summerhouse, lawns and flower/shrub borders. There is a feature dovecote within the grounds and a small wooded copse with winding pathways and the benefit of flood lighting. This is a lovely play area for children.

Tenure; Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services; Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.



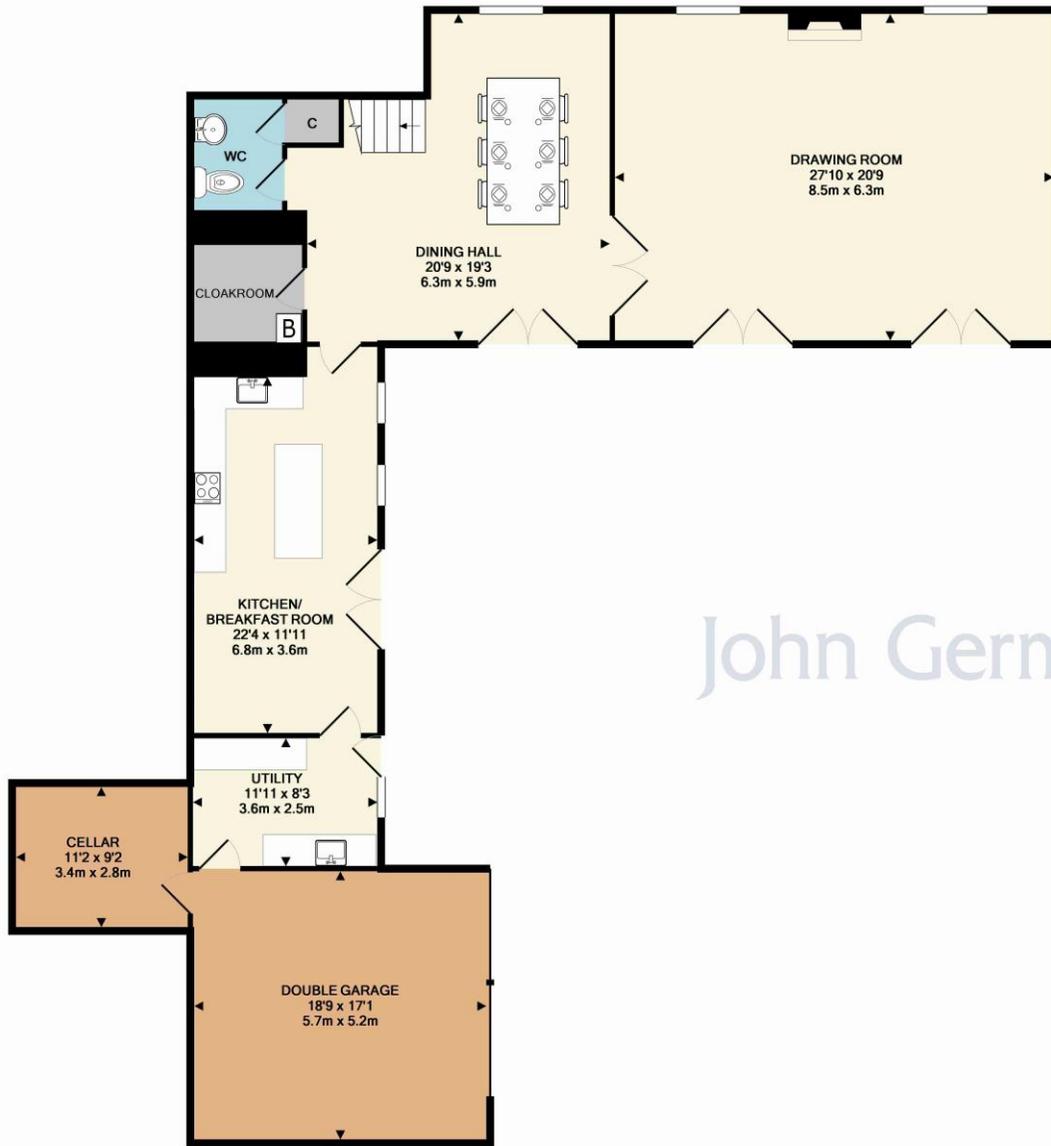












GROUND FLOOR



1ST FLOOR

John German

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Floor Plan Clause

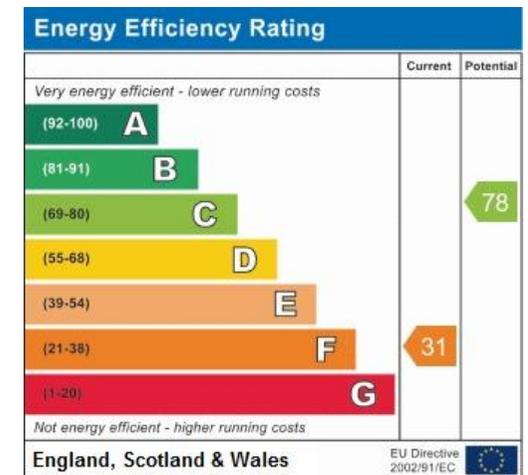
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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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