



## **Normanton Grange**

Normanton On The Wolds  
Nottinghamshire

The Agents

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property consultants



# Normanton Grange is a stunning Grade II listed property with an abundance of character and charming features, set in one of Nottingham's most coveted villages.

Mid 17th Century | Georgian | Large Entrance  
Hallway | Lounge | Dining Room | Sitting Room  
| Breakfast Kitchen | Walk In Cooler Pantry |  
Boot Room | Master Bedroom Suite | Six Further  
Bedrooms | Family Bathroom | Separate Office  
with Kitchen | Entertainment Complex | Sauna  
| Double and Single Garages | Two Workshops  
Private Gardens |

**NORMANTON GRANGE**  
**OLD MELTON ROAD**  
**NORMANTON ON THE WOLDS**  
**NOTTINGHAM**  
**NG12 5NN**

## Summary

Normanton Grange is a magnificent seven bedroom family home with an abundance of character and charming features. This delightful home is approached via a gated driveway with parking for several vehicles. The property is surrounded by stunning private gardens and has the added benefit of a self contained office with separate access and address. It also has an entertainment complex making this the perfect home for enjoying and entertaining with family and friends.

## Ground Floor

Upon entering the ground floor of the property through the solid oak front door you will find yourself in an impressive entrance hallway with an magnificent staircase rising to the first floor gallery landing with a feature fireplace. Flowing off the hallway you will find an array of living accommodation with the beautiful lounge which has a fireplace and french doors that open onto a stunning terrace area, the dining room and sitting room which are both full of character and charm. The heart of the home, the kitchen and breakfast room is enhanced further by a walk in cooler pantry and utility room, a downstairs cloakroom, access to the second staircase rising to the first floor and a generous boot room with access to the rear courtyard area.

## First Floor

Rising up the staircase to the large galleried landing you will find the impressive master suite with his and hers wardrobe areas and en suite bathroom with separate shower. A further five double bedrooms, a shower room and the stunning family bathroom with freestanding roll top bath. There is also access into the office suite which has its own kitchen and staircase down onto the courtyard making it completely independent if preferred. You will also find the staircase rising to the second floor.

## Second Floor

The second floor further enhances the property with another generous double bedroom and en suite bathroom with a freestanding roll top bath and wardrobe area. There is also a generous storage room or space for potential for conversion.

## Outside

The outside of the property is simply stunning with a range of delightful terraced areas, a courtyard and an array of mature trees, shrubs, plants and lawned areas. There is also the entertainment complex which leads onto the decked area that framed the swimming pool which was previously there. The courtyard gives access to the garaging, workshops, office suite and second driveway onto Back Lane.

## Location

Normanton on the Wolds is a much sought after village lying to the south side of Nottingham perfectly positioned close to the popular town of West Bridgford and being just a few miles drive from some of the city's best schools, restaurants, bars and independent shops, making it a highly desirable area. There is excellent access to motorway, rail networks and East Midlands Airport.

## Services to the Property

All Mains Services

## Local Authority

Nottinghamshire County Council

## Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

## Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



























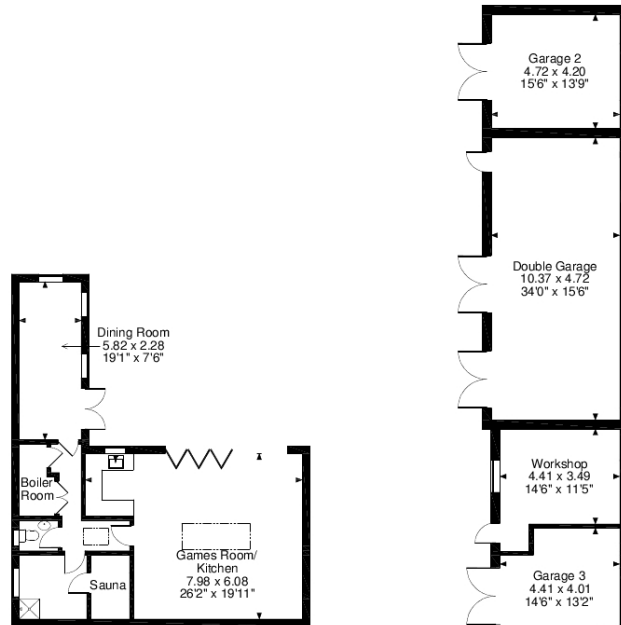




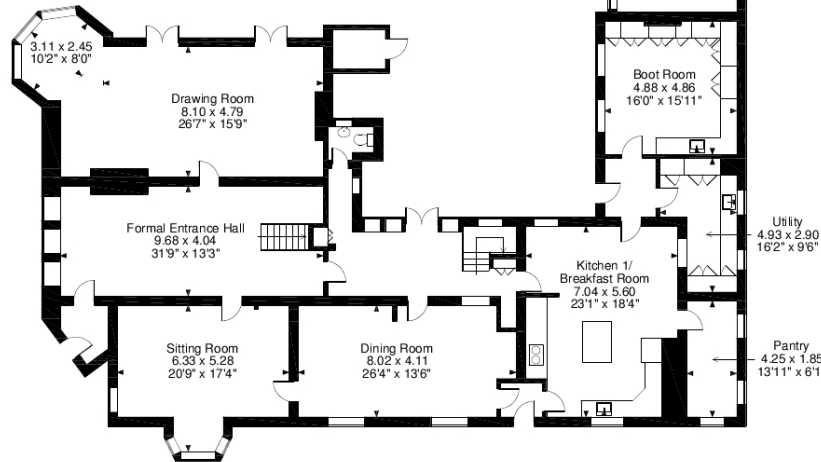




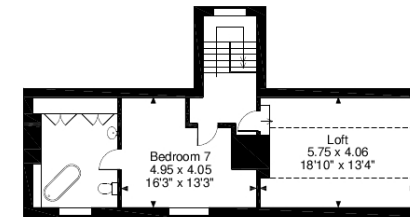
**Normanton Grange, Normanton-on-the-Wolds**  
**Main House gross internal area = 6,705 sq ft / 622 sq m**  
**Garages & Workshop gross internal area = 1,136 sq ft / 106 sq m**  
**Summer House gross internal area = 838 sq ft / 78 sq m**  
**Total gross internal area = 8,679 sq ft / 806 sq m**  
 Quoted Area Excludes 'External C/B'



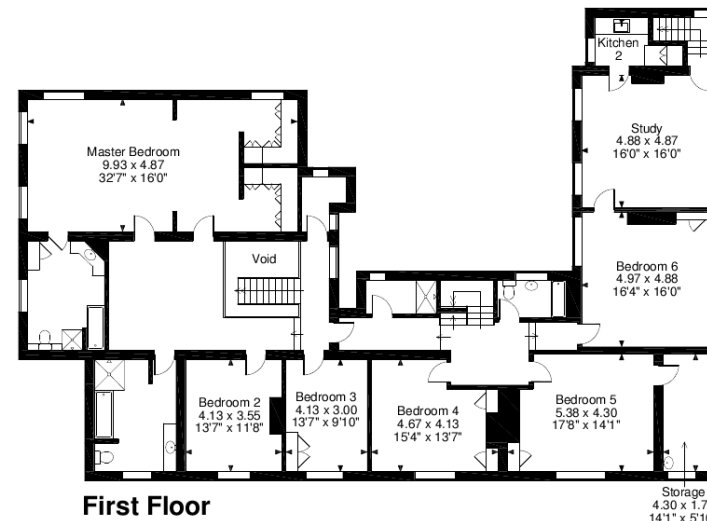
**Summer House**



**Ground Floor**



**Second Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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