

Rex Gooding



40 Dovedale Road, West Bridgford, NG2 6JA

Guide Price: £1,600,000

A magnificent Goodchild period home, built in 1929 and occupying a mature plot on arguably West Bridgford's most sought-after road, this is a property of rare architectural distinction. Impressive facades address both the front and rear with equal confidence, and the house retains throughout the wealth of beautiful original period features that define its enduring character.

Entry is through a reception hall that is immediately striking in both scale and atmosphere. A fireplace anchors the space, parquet flooring is laid in a classic herringbone pattern underfoot, and long views draw the eye directly through to the garden via the sun room beyond. From here, four generous reception rooms extend in succession: a beautifully appointed sitting room with a bay window and French doors opening onto the south facing rear garden; a dining room with beamed ceilings, its own bay window, and a beautiful original fireplace; a breakfast room with a bay overlooking the garden; and the sun room itself, which serves as a bright and tranquil connection between house and garden. A modern kitchen sits alongside a separate utility room with its own side door access, complemented by a large cloakroom and downstairs WC. The integral garage presents a genuine opportunity to create additional internal accommodation, subject to the necessary planning consents.

A grand staircase rises from the reception hall to a large galleried landing distinguished by beautiful original leaded stained glass — one of the most quietly spectacular features of the house. The principal bedroom is impressive in size, enjoying lovely views across the rear garden and benefiting from a private ensuite shower room. Four further bedrooms and a family bathroom complete this floor, offering space and comfort in generous measure throughout.

The rear garden is large, south-facing, and wonderfully private — bathed in natural light for the greater part of the day and ideally suited to outdoor entertaining and relaxed family life alike. This is, in every sense, a home of outstanding quality and presence, in one of the most coveted addresses West Bridgford has to offer.

Accommodation & Amenities

- A magnificent Goodchild period home built in 1929, occupying a mature plot on arguably West Bridgford's most sought-after road
- Architecturally stunning with impressive facades to both front and rear, retaining a wealth of beautiful original period features throughout
- The grand reception hall features a fireplace, herringbone parquet flooring and views through to the garden, with four further reception rooms beyond
- A grand staircase rises to a galleried landing with beautiful original leaded stained glass, above which the principal bedroom enjoys garden views and a private ensuite
- Five bedrooms in total, with four further bedrooms and a family bathroom completing the first floor
- A large south-facing rear garden, bathed in natural light throughout the day, with an integral garage offering potential for additional accommodation subject to planning
- There is a large partially boarded loft space and offers huge potential to extend into to create accommodation, subject to the necessary planning consents







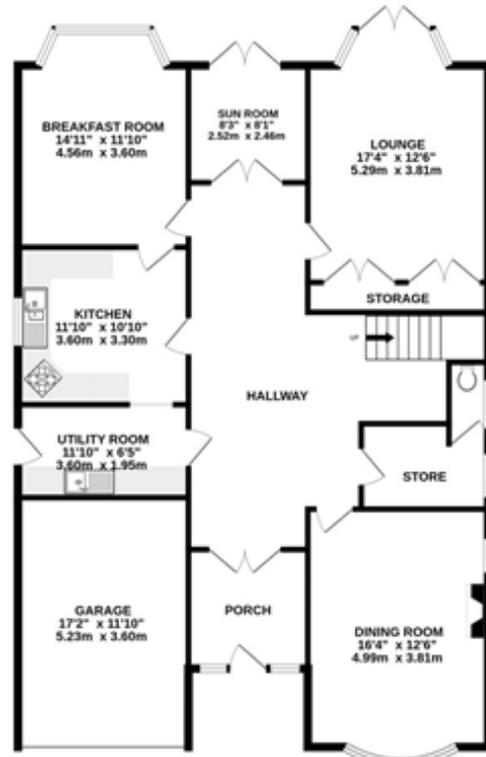




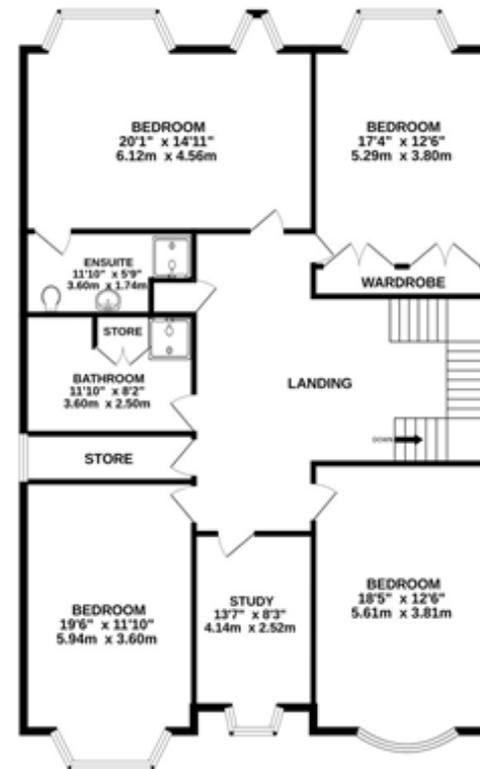




GROUND FLOOR
1518 sq.ft. (141.0 sq.m.) approx.



1ST FLOOR
1579 sq.ft. (146.7 sq.m.) approx.



TOTAL FLOOR AREA: 3097 sq.ft. (287.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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