

Rex Gooding



Fern Road, Cropwell Bishop, NG12 3BU

Guide Price: £995,000

A newly completed new build luxury home that is one of just two houses built in the grounds of The Manor. The house has been completed to the highest of standards by well-respected local builders Lynwood Homes and has a 10-year LABC warranty. The property boasts high quality materials such as natural Ancastor stone mullion window surrounds and York Handmade bricks crafted by local masons showcasing their superb workmanship from a bygone era. A traditional grey slate roof compliments this unique and charming home. A nine-foot-high electric sliding gate opens to a generous sized block paved driveway and a substantial oak framed porch greets you.

The entrance hall is impressive in size with views of the rear garden through French doors. Steve Hills Design has created a glamorous fully fitted kitchen, adorned with a ten-foot seating and working island topped by Quartz stone, ideal for a hard-working chef who loves to party. The living room is double aspect with a Portland stone feature fireplace and French doors onto the patio. There is also a useful home office/snug, utility room and a separate downstairs WC. Upstairs the master bedroom has an en-suite and there are three further bedrooms and a bathroom with separate walk-in shower. There are fully enclosed landscaped gardens and a large South facing rear patio for dining and alfresco parties. The patio area is accessed off the entrance hall, kitchen diner and living room, making it a great house for entertaining.

The Beeches also benefits from a detached coach house with en-suite bedroom facilities above. The building has a double garage with electric up and over door that would easily convert into a living space to create a good size self-contained annexe (subject to the necessary consents). The coach house also has a parking space to the side and some outside space making it ideal for guests. The property scores an impressive B rating on the EPC rating and has underfloor heating to the entire ground floor powered by an air source heat pump. A rare opportunity to acquire an individual new build home in The Vale of Belvoir.

Accommodation & Amenities

- Stunning New Build Detached Country Home
- LABC 10 Year Build Warranty
- High Specification Fixtures & Fittings
- Air Source Heat Pump & Underfloor Heating (B Rating)
- Highly Regarded Vale of Belvoir Village
- Fabulous Kitchen Diner, Living Room & Home Office
- Five Bedrooms & Three Bathrooms
- Detached Garage with Room Above
- Slide Electric Gated Access
- Beautifully Landscaped South Facing Rear Garden















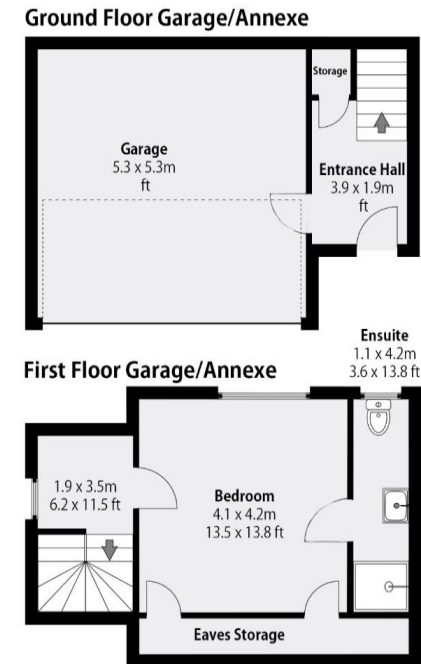
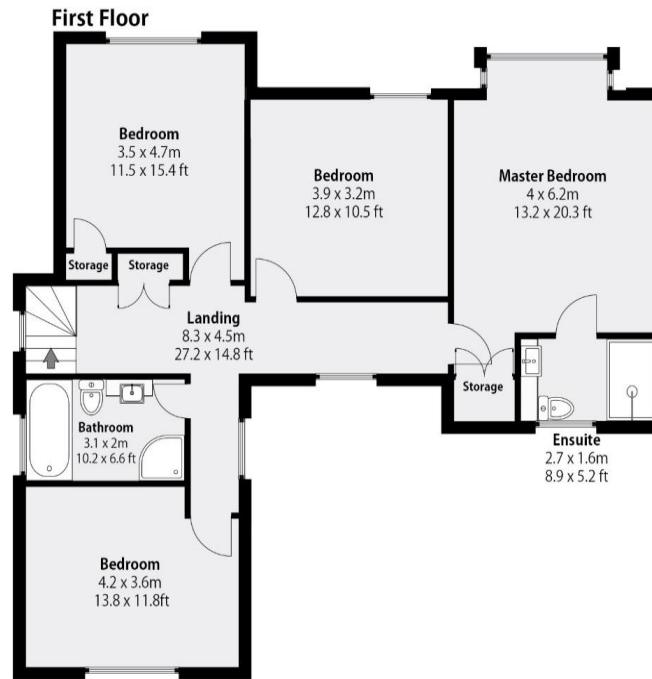












Main House Area: 190m² | 2045 Sq Ft.

Total Combined Area: 259m² | 2788 Sq Ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.