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Cotteswood

Bunny Hill Top, Costock

- Exceptional home in grounds measuring circa 1/3 of an acre
- Situated in a beautiful and private semi-rural setting
- Gated private driveway and a detached double garage
- Three reception rooms and a lovely kitchen/diner
- Four bedrooms and two bathrooms
- Manicured gardens with an East to West aspect
- Recently upgraded and well-appointed modern living space
- Principal bedroom suite with a dressing area



General Description

Cotteswood is a superb example of a modern home, lovingly cared for and upgraded by its current owners for over four decades. The property is situated in a beautiful and private semi-rural location with easy access to Nottingham, Loughborough, and nearby East Leake. Recently upgraded to an exceptional standard throughout, the property affords wonderful open views, privacy, and grounds extending to over one-third of an acre.

The property is situated on Bunny Hill Top and is one of seven individually constructed and designed homes in the locality. The villages of Bunny, East Leake and Costock offer a range of public houses, eateries, and amenities, including a doctor's surgery and supermarket. The property is just 6 miles South of the city of Nottingham. Wider access is available via the M1 motorway link (5 miles), and the property is within proximity to East Midlands Airport (11 miles). There is beautiful countryside surrounding the property, with an abundance of walks.







The Property

The property provides a wealth of well-appointed living space laid over two floors, spanning approximately 2,192 square feet. Upgraded in recent years with a new roof, rewiring, new plumbing, complete external wall insulation and rendering, new doors, and glazing, and almost entirely refurbished internally. The property is serviced with oil-fired central heating, double glazing, and Fibre broadband.

The accommodation is centred around a bright and airy hallway. Over two floors, expect to find four bedrooms, three reception rooms, two contemporary bathrooms, a lovely kitchen/diner with direct garden access, and a separate utility room.

There is excellent storage throughout, including eaves storage on the first floor. The specification and finish throughout is extremely impressive. There are wood-burning stoves, oak flooring, and 'high-end' bathroom suites. Of note is the principal bedroom, a true suite with a dressing room, built-in wardrobes, and a sitting area behind a fully glazed backdrop of the private front gardens.









The Gardens

The property occupies manicured and mature grounds with an East to West aspect. Set back and elevated from the road via a link, the property is accessed via a gated private driveway with off-road parking for numerous vehicles. To the front are lawned grounds with hedgerow borders and well-stocked mature beds and borders. The driveway leads to a further gated secure parking area to the right-hand side of the main house and boasts a detached double garage/workshop behind.

To the rear, the grounds continue to impress. A beautifully landscaped entertaining terrace with a water feature and timber-constructed pergola with power and light is set to the immediate rear of the main house and benefits from West facing views across further lawned and manicured gardens. A path to the right-hand side leads down behind the gardens to a fully established working garden. There are raised beds, vegetable patches, a glass greenhouse, and an area designed for chickens with a run and coup.

Property Information

EPC Rating D.

Tenure: Freehold. Council Tax Band: F.

Local Authority: Rushcliffe Borough Council.





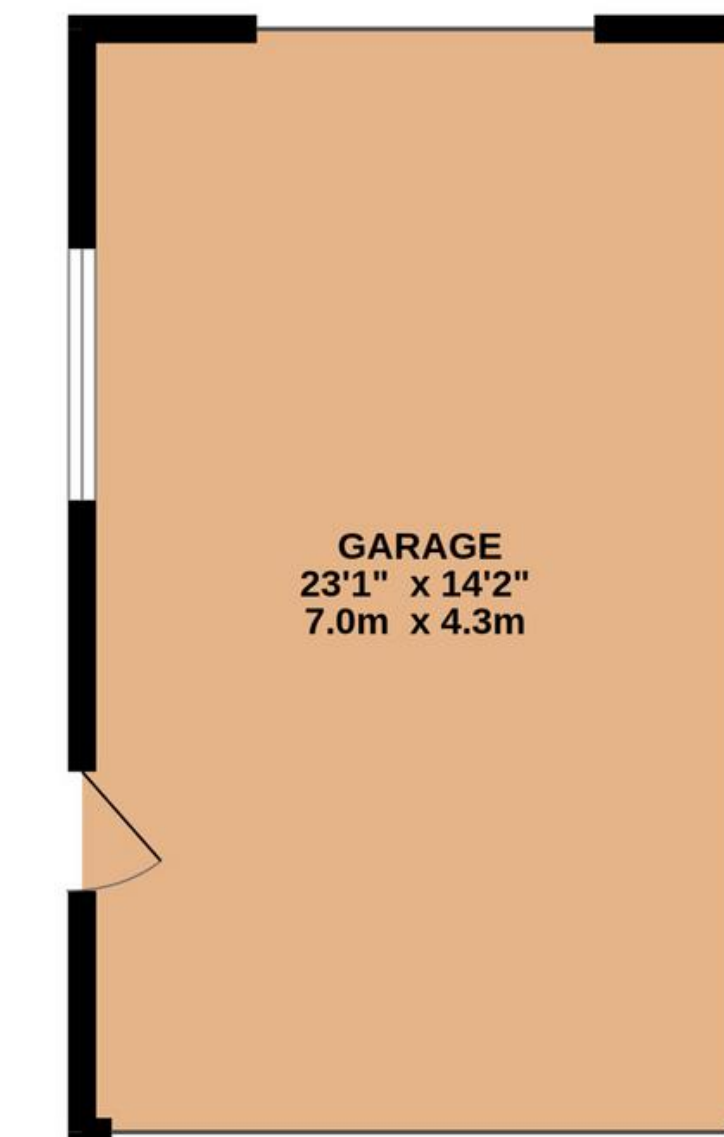
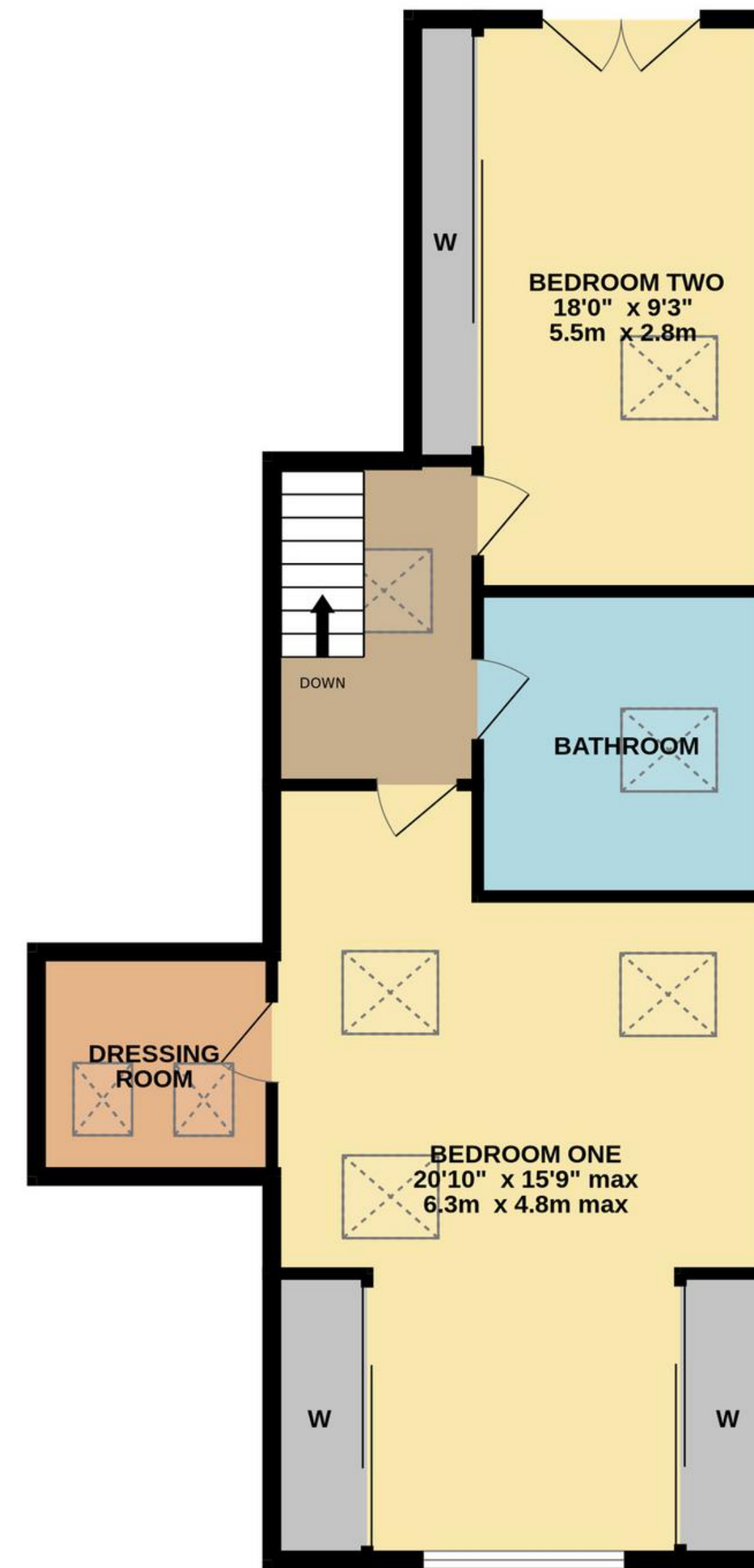
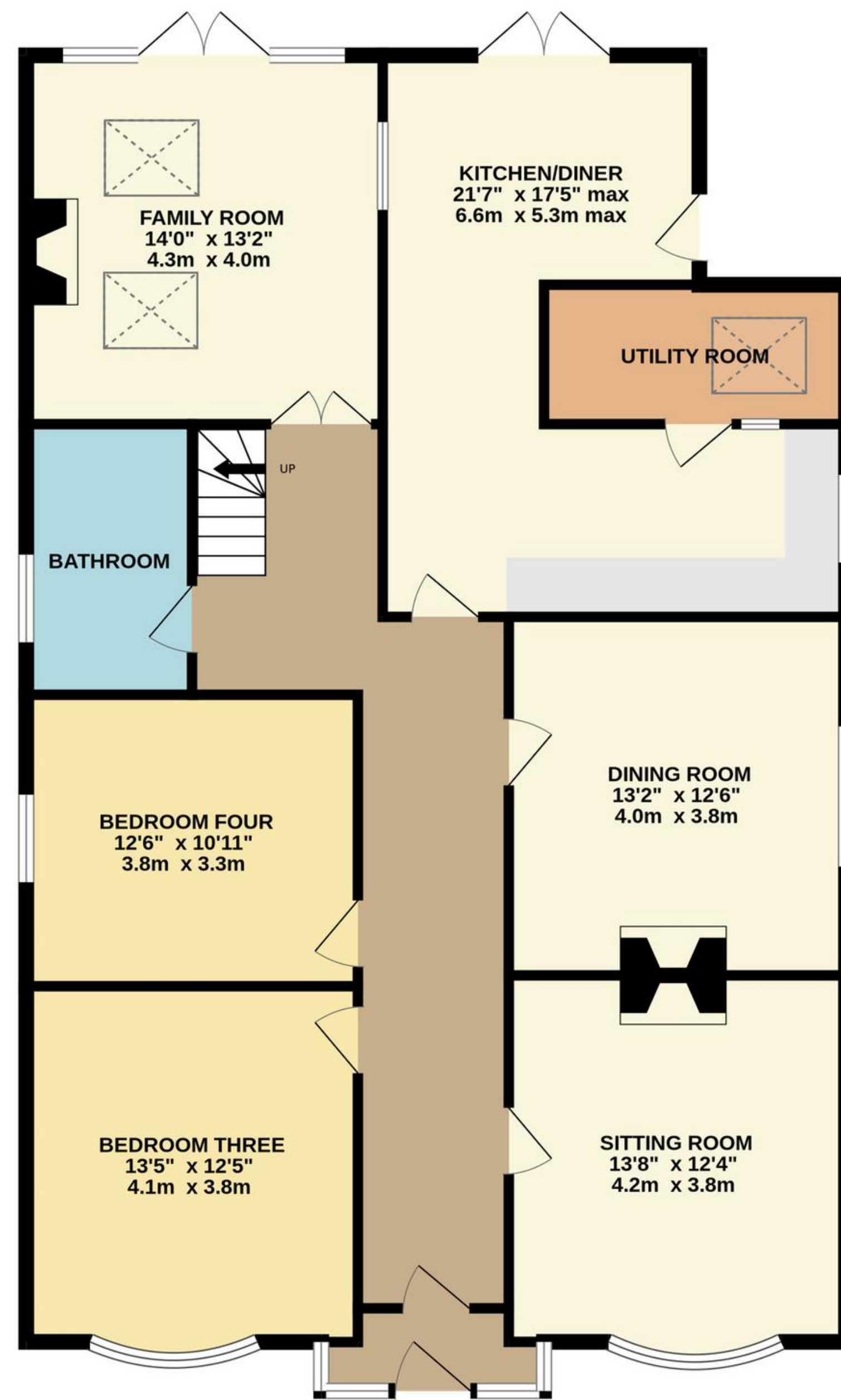


Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

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TOTAL FLOOR AREA : 2519 sq.ft. (234.0 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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