

# Emma Terry Homes

*moving made personal*



## Caple House, 8 Hoveringham Road

Caythorpe, Nottingham NG14 7EE

Guide price £800,000 - £850,000





# 8 Hoveringham Road, Caythorpe, Nottingham NG14 7EE

\*\*\* £800,000 - £850,000 \*\*

\* PRICED TO SELL \*

Cable house is truly a unique property located in the scenic village of Caythorpe, this stunning home delivers both inside and out.

Extensively modernised with the highest quality unique materials used in its construction, this impressive build offers approximately 2500 square feet of living space, situated on a sizeable 1/2 acre plot.

A large kitchen diner is the centrepiece of the downstairs living space, flooded with natural light from sliding doors, oversized windows and an impressive glass roof lantern.

Architect designed with eco chalk rendering and black oiled timber cladding to the front, it has been tastefully extended creating a spacious family home with five double bedrooms, four bathrooms, three reception rooms and captivating views over the Trent valley.



## SPACIOUS ENTRANCE HALLWAY

Stairs to first floor and doors through to:

## LIVING KITCHEN/DINING ROOM

25'11" x 24'7" (7.92 x 7.5)

The room you have been looking for....a stunning open-plan kitchen diner with an abundance of entertaining family space. Sliding matte black aluminium doors with privacy glass to rear, roof sky lantern, two integral Bosch ovens and grill, two integral dishwashers, two microwaves, AEG induction hob, integral large fridge and freezer, breakfast bar, freestanding log burning stove, Milano style vertical designer radiator, sink with mixer tap and terrazzo style porcelain tiles.

## LOUNGE

17'11" x 14'5" (5.47m x 4.41m)

Double aspect matte black aluminium windows to rear and side aspect, Milano style vertical designer radiator and freestanding log burning stove.

## PLAYROOM

A room with a twist, climbing wall, storage cupboard, Milano style vertical designer radiator and two matte black aluminium windows to the front aspect.

## BEDROOM

Downstairs bedroom with sliding matte black aluminium door to decked area, matte black aluminium window to side aspect and central heating radiator.

## DRESSING AREA

## ENSUITE ONE

Large shower with waterfall head shower at both ends and hand held shower, low level flush W.C, Lusso 'his and hers' sinks in vanity unit, Mandarin stone tiles to walls and shower back, and terrazzo style porcelain tiles.

## UTILITY/LAUNDRY ROOM

Base units with fitted sink and mixer tap, space and plumbing for washing machine & tumble dryer, and matte black aluminium window to the front aspect.

## SNUG

14'5" 9'8" (4.41m 2.97m)

Milano style vertical designer radiator and two matte black aluminium windows to the front and side aspect.

## DOWNSTAIRS W.C

Low level flush W.C and Lusso sink.

## BOOT ROOM

Milano style vertical designer radiator, matte black aluminium window to the front aspect and terrazzo style porcelain tiles.

## STAIRS & LANDING

Spacious hallway with terrazzo style porcelain tiles, bespoke fitted staircase and doors through to:

Tel: 0115 966 57 41

### BEDROOM ONE

13'7" x 13'5" (4.16m x 4.09m )

Exposed floorboards, central heating radiator, matte black aluminium window to the front aspect and door to ensuite.

### ENSUITE TWO

Walk in shower, low level flush W.C, Lusso Sink, Mandarin stone tiles to walls and shower back and terrazzo style porcelain tiles.

### BEDROOM TWO

10'9" x 10'7" (3.28m x 3.25m )

Exposed floorboards, central heating radiator, matte black aluminium window to the front aspect and door to ensuite.

### ENSUITE THREE

Walk in shower, low level flush W.C, Lusso Sink, Mandarin stone tiles to walls and shower back and terrazzo style porcelain tiles.

### BEDROOM THREE

13'9" x 7'5" (4.20m x 2.27m)

Exposed floorboards, central heating radiator and matte black aluminium window to the front aspect.

### BEDROOM FOUR

14'5" x 8'10" (4.41m x 2.70m)

Exposed floorboards, central heating radiator, matte black aluminium window to the rear aspect

### BATHROOM

'L' shaped large bath with rainfall shower over, Low level flush W.C, Lusso Sink, matte black aluminium window to the rear aspect, Mandarin stone tiles to walls and shower back and terrazzo style porcelain tiles.

### OUTSIDE

Caple House sits on roughly approx. 1/2 acre plot with ample off-street parking to the front with gated access.

The rear has a recently fitted raised wrap around decking, large grassed area, field shelter, timber-built store and outdoor sockets, with the majority enclosed by post and rail fencing overlooking the breath-taking views of the Trent valley.

















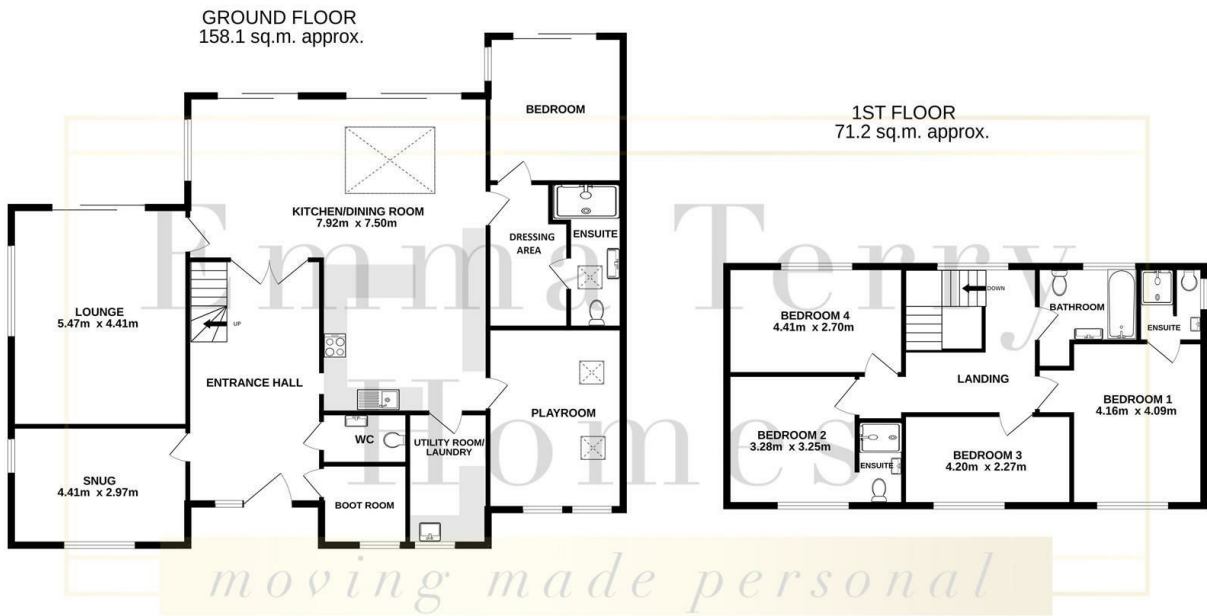
Road Map



Hybrid Map



Terrain Map



CAPLE HOUSE, 8 HOVERINGHAM ROAD, CAYTHORPE, NOTTINGHAMSHIRE NG14 7EE

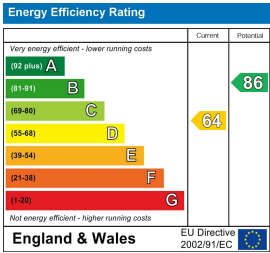
TOTAL FLOOR AREA : 229.3 sq.m. approx.

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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Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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