

*Harrow Farm*  
*Twacford Road*

Offers in the Region Of  
£490,000





## Welcome

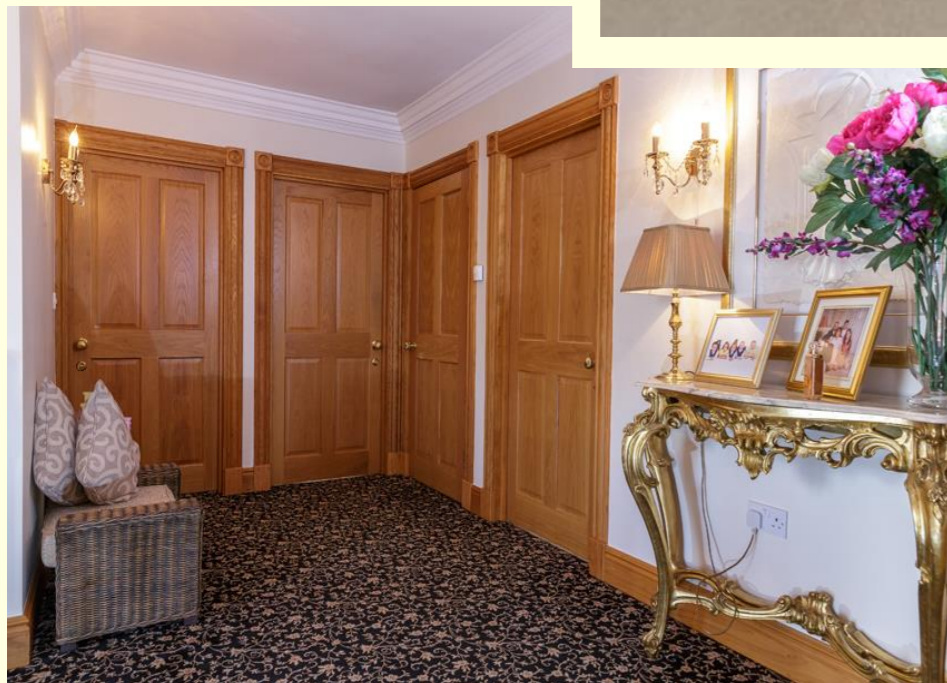
Step into the light-filled entrance lobby through the heavy solid oak door and on your left you will find a handy Cloak/Store Room next to the most extravagant Ground Floor WC. As you move into the Welcoming Reception Hall, you can't fail to be impressed by the abundance of space. Follow us through to our favourite room, the high spec Dining Kitchen, with solid oak cabinetry to bring a timeless elegance to this stunning space. Storage has been considered in every detail, from full height larder cabinets to the wonderful stand alone welsh dresser. The stunning black, double range oven provides a real Wow Factor, whilst the impressive black, double door, fridge freezer helps to ensure that this is the ultimate space for entertaining. This is certainly the place to enjoy practising your culinary skills - whether it's making a morning omelette for the kids before school or preparing something more elaborate for an evening dinner party with friends!







Exquisite, feature glass panelled, double doors beckon you into the Formal Dining Room for enjoying the ultimate in dining experiences. Providing enough space for the largest of family gatherings and with impressive bi-folding doors opening onto perfectly manicured lawns, Summer Garden Parties will, no doubt become a regular event! The elegant Drawing Room offers the perfect grown-up space whilst a Family Room with feature bay window offers an altogether more relaxed and informal experience. Moving to the first floor, the galleried landing invites you towards a corridor of solid oak doors that are just waiting to be explored! The master suite is accessed via its very own entrance lobby which beckons you into the biggest ensuite bathroom we have ever seen! Stunning porcelain tiles adorn the bathroom floor with complimenting floor to ceiling wall tiles including inset shelves with downlights for that boutique hotel feel. And if the glass panelled, walk-in, rainforest shower doesn't blow you away, the stunning feature bath along with free standing taps and inset floor lights, certainly will! A solid oak vanity provides





additional storage with porcelain cabinet top and matching his and hers hand basins. The same elegant lines continue through to the master bedroom, with fitted solid oak furniture, including numerous cathedral style wardrobes and matching queen size headboard. Double hanging rails, overhead shelving space, internal cabinetry, mirrored doors and LED downlighting provide all the essential extras in this most exquisite of Master Bedroom Suites! The further three bedrooms are all of huge proportion, and anything less than a queen size bed would simply be lost! Beautiful, bespoke, solid oak shutters dress every window whilst solid oak doors provide a quality feel to this immaculately presented property. With so much more to see we would highly recommend a viewing to truly appreciate everything that is on offer in this stunning and much loved family home.







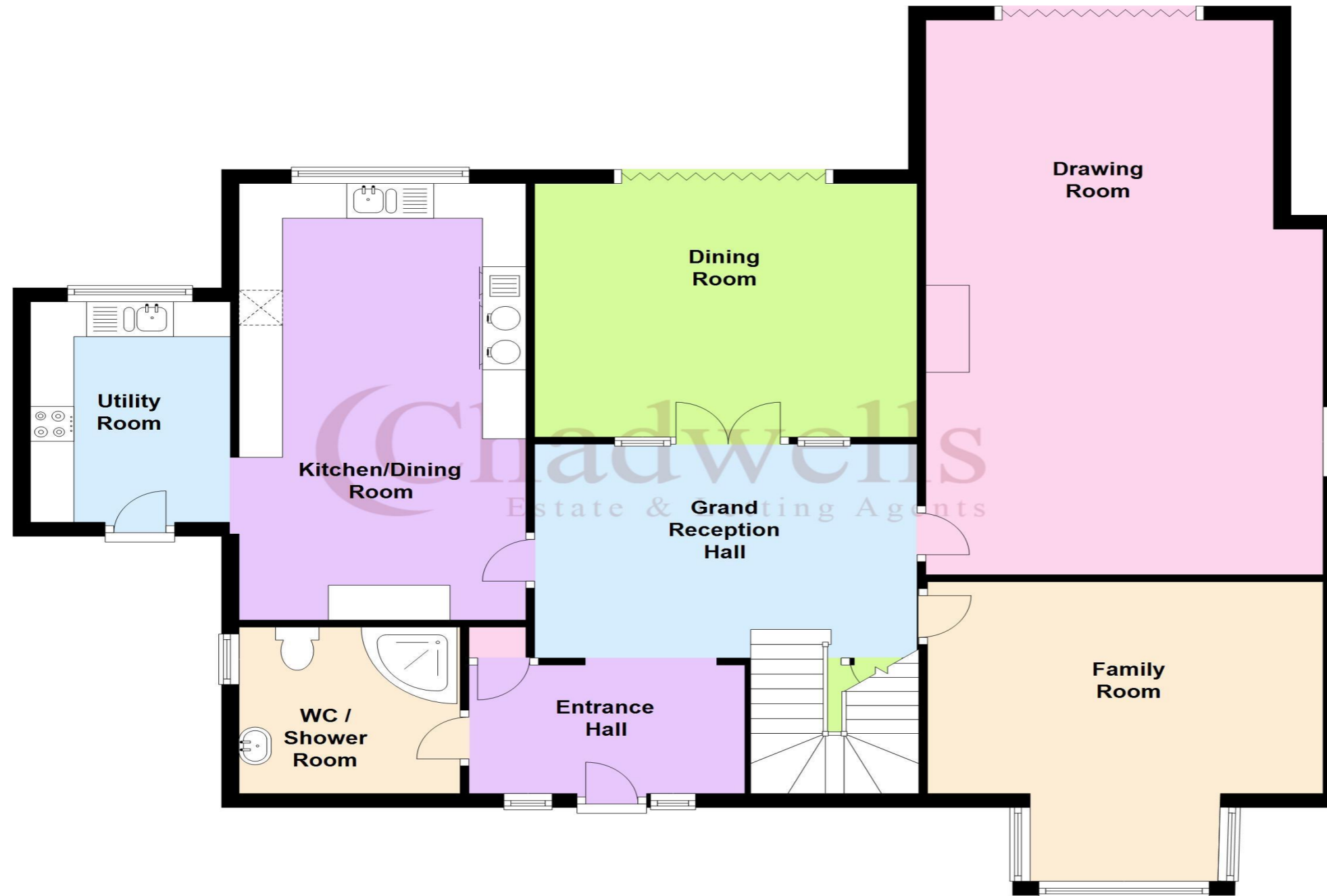
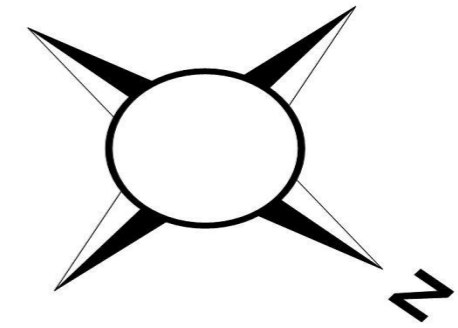
## Out and about

A bustling village, Ollerton has a wealth of amenities and many eateries including Metham's award winning tearooms. The popular village is within easy reach of some great local tourist attractions including Sherwood Forest Art and Craft Centre, Rufford Abbey Park and Sherwood Forest, Thoresby Park, Sherwood Pines and children;s favourites, White Post Farm, Wheelgate and the Sherwood Forest Railway. Sherwood Forest Visitor Centre and National Nature Reserve, the legendary home of Robin Hood. Many of the oaks in Sherwood Forest have stood for over 5 centuries and the mighty Major Oak (Robin Hood's tree) is estimated to be over 800 years old. The forest is a Special Area of Conservation and is teeming with life with over 200 different species of spider and 1500 species of beetle along with birds and beasts. There are extensive paths and trails meandering through the woodlands for you to explore.



- Stunning Solid Oak Window Shutters
- NEFF Integrated Kitchen Appliances
- Underfloor Heating
- Bi-folding Doors
- Will Consider Part Exchange
- Electronic Gates & Home Security System
- Solid Oak Doors Throughout
- Marble Floors Throughout The Ground Floor

# Ground Floor



Floorplans are for identification purposes only. Measurements are approximate, not to scale, Plan produced using PlanUp.

## The Hawthorns

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



# Step inside...

## Entrance Lobby

3.28 x 1.42 Accessed via a solid oak front door with double glazed side panels. Leads off to Groundfloor WC and Cloak Room.

## Groundfloor Cloak / Shower Room

1.7 x 2.15 With low flush WC, corner shower enclosure and hand basin. Frosted window to side aspect.

## Reception Hallway

4.3 x 4.4 Providing access to all ground floor rooms and stairs leading to first floor.

## Breakfast Kitchen

6 x 3.3 Gorgeous solid oak cabinetry is enhanced with cornices, corbels and pelmets. Full height larder and separate Welsh Dresser. Integrated black double Range oven and double door fridge freezer with ice dispenser. Granite roll top work surfaces with under counter sink. Matching granite table with stylish chairs. Under cabinet lighting adds to the spacious feel.

## Utility Room

3 x 2.3 With matching oak cabinetry and granite roll edged worktops with under counter sink. Integrated appliances include a hot tap, NEFF microwave oven, NEFF 4-ring electric hob, NEFF washing machine, separate tumble dryer and NEFF dishwasher.

## Family Room

4.55 x 3.04 With gorgeous bay window.

## Formal Dining Room

3.64 x 4.4 Feature double doors in addition to bi-folding doors onto the rear lawns certainly provide the wow factor in the amazing room.

## Drawing Room

4.55 x 7.96 Stunning Room with bi-folding doors onto lawned gardens. Marble feature fire surround with electric remote control fire.

## First Floor Corridor

2.2 x 4.4 Bright and spacious galleried landing with corridor providing access to all rooms.

## Master Suite

5.25 x 4 With solid oak fitted suite.

## Master Ensuite Bath / Shower Room

3.4 x 2.7 With porcelain wall tiles with feature shelves with inset lights. Complimenting porcelain floor tiles. LED floor lights enhance the elevated, designer bath with free standing taps. Walk-in shower enclosure with rain forest shower. Low flush WC and solid oak vanity unit with his and hers feature hand basins.

## Bedroom Two

4.83 x 3.3 With solid oak fitted suite.

## Ensuite Shower Room

3 x 1.8 With walk-in shower enclosure and rain forest shower. Porcelain floor tiles with complimenting floor to ceiling wall tiles. Stainless steel ladder towel rail. Solid oak vanity unit with porcelain hand basin. Low flush WC.

## Bedroom Three

4.4 x 3.66 Spacious queen size bedroom with window to rear aspect.

## Bedroom Four

4.57 x 3.05 Queen size bedroom with window to front aspect.

## Family Bath / Shower room

3 x 3 With walk-in shower enclosure with rain forest shower. Feature bath, low flush WC & solid oak vanity with porcelain hand basin.

## Outside Rear

Accessed via electric gates, car standing, double and rear garden is laid to lawn. The rear garden is laid to lawn.









# *Selling Homes with Bespoke Lifestyle Photography*



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property, give us a call.

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