Rex Gooding

Hound Road, West Bridgford, NG2 6AH

Guide Price £1,300,000

Semi-Detached House, 5 Bedrooms

A truly magnificent Victorian Villa occupying a commanding corner plot position on the corner of Fox and Hound Road, directly opposite the world-famous Trent Bridge Cricket Ground. The property retains the beautiful original period features throughout and the proportions and ceiling heights of the rooms are extremely impressive. Electric gated driveway with parking for three cars. Impressive entrance hall with full Minton tiled floor and abundance of stained glass. Two grand reception rooms. Extended high spec. kitchen diner with living space with bi-folds, utility room & D/S WC. External & internal staircase to basement with wine cellar, gym and cinema room. To the first floor are three double bedrooms and bathroom. To the second floor two further bedrooms and bathroom. Balcony with direct view of the wicket at Trent Bridge. Southeast facing rear garden with lovely private and mature backdrop onto The Green Line. Gated access direct onto Bridgford Park from rear garden!!

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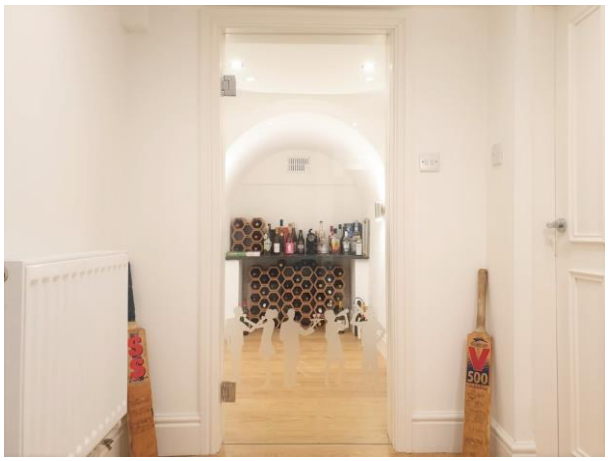

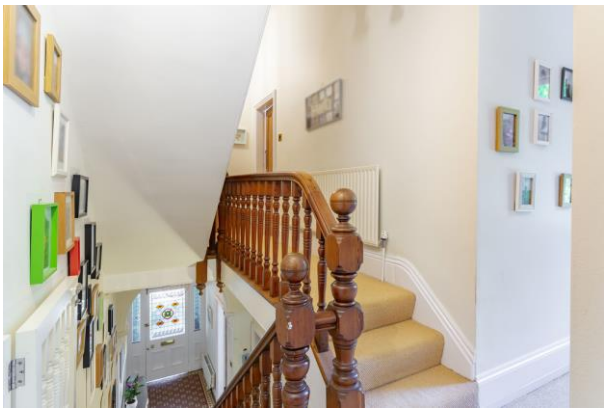

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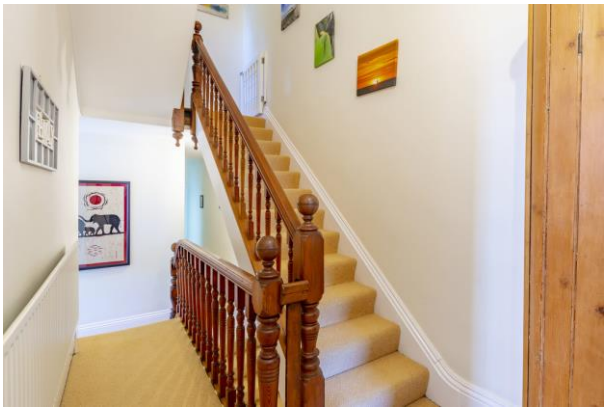

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Key features:

- Arguably The Finest Victorian Villa in West Bridgford (Circa. 3500 Sq. Ft)
- Directly Opposite Trent Bridge Cricket Ground with Direct Views of the Wicket
- Retaining the Beautiful Original Period Features Throughout
- Commanding Corner Plot with Electric Gated Driveway Parking for 3 Cars
- Beautifully Landscaped South East Facing Rear Garden
- Beautiful Private & Mature Backdrop onto The Green Line at the Rear
- Gated Rear Garden Access Direct onto Bridgford Park
- Two Grand Reception Rooms & Impressive Sized Kitchen Diner with Living Space
- Wine Cellar, Gymnasium, Cinema with External & Internal Staircase Access
- Within Catchment of Infant, Junior and The West Bridgford School

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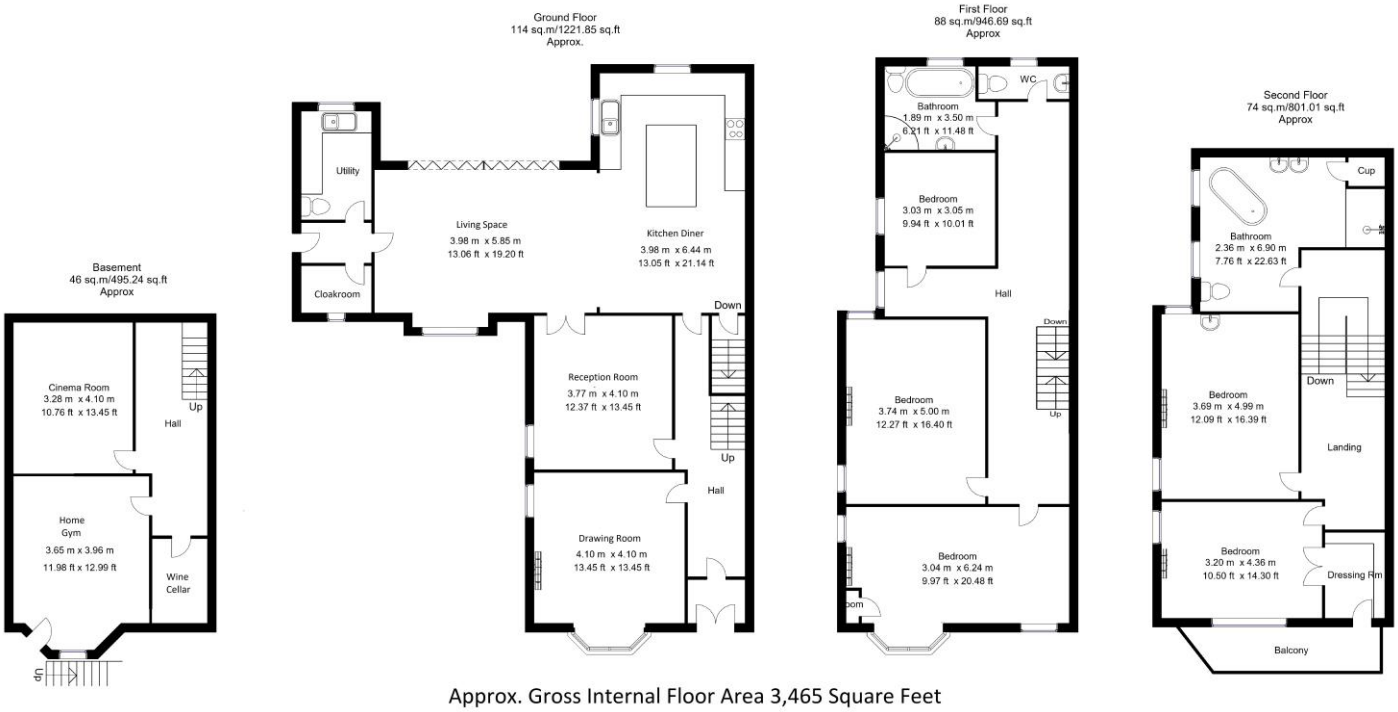
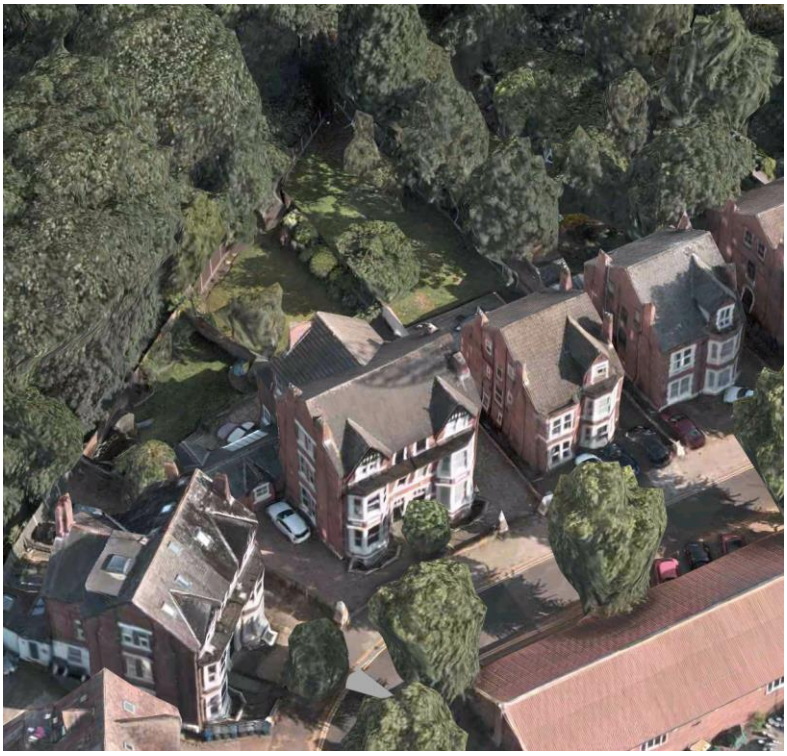


Approx. Gross Internal Floor Area 3,465 Square Feet



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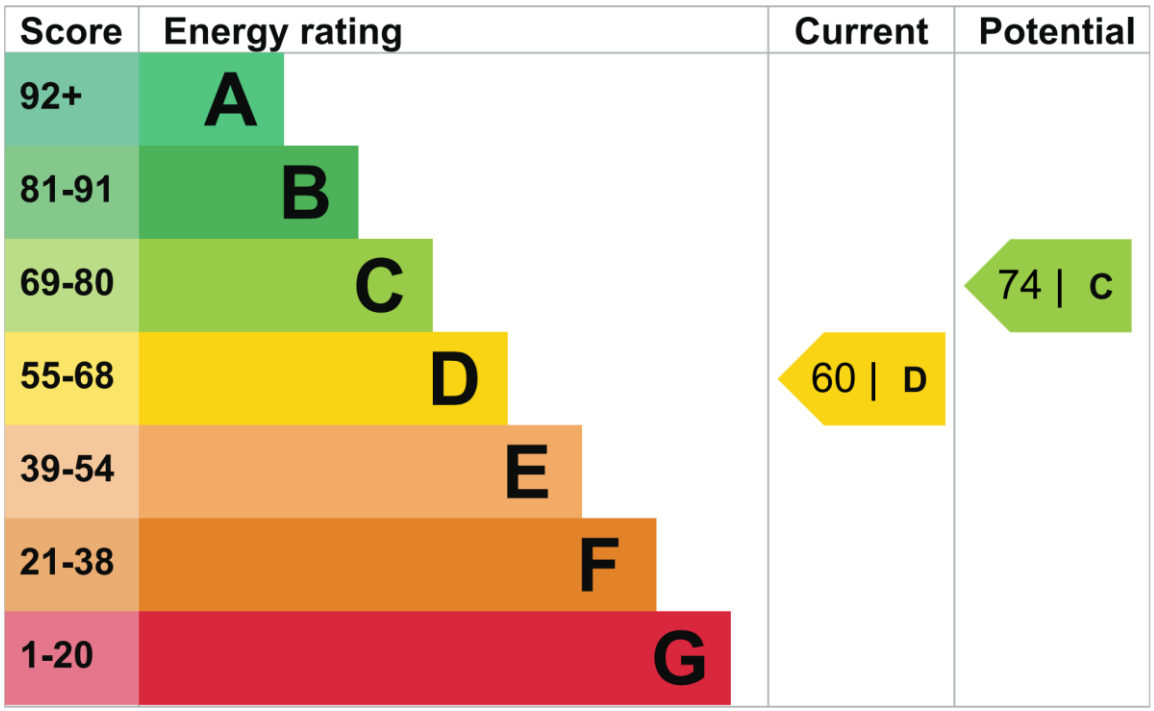

IMPORTANT NOTICE
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Rex Gooding LLP.