



Little Field

WYSALL • NOTTINGHAMSHIRE • NG12 5QW

A prestigious development of six 5 bedroom executive homes in
one of Nottinghamshire's most picturesque villages

An exclusive development by

Gilbert & Hall

D E V E L O P M E N T S



Little Field

WYSALL • NOTTINGHAMSHIRE • NG12 5QW

Nestled in one of Nottinghamshire's most picturesque villages, 'Little Field' is the latest housing project brought to you by award winning developers Gilbert & Hall

Nestled in the small, charming village of Wysall, 'Little Field' is a development of just six, five bedroomed, luxury homes. Each unique, architect designed home sits in an attractive rural setting. The houses are individually designed to sit amongst mature trees with native hedgerows along the gated private road that leads to the properties.

Each five-bedroom home is constructed using only the finest materials to include handmade bricks, natural slates, and clay tiles. Large bi-folding doors will lead to professionally landscaped gardens, with terraces finished in Indian Sandstone. Whilst the exteriors of the properties are designed to a traditional form, the interiors reflect a contemporary mood and provide ideal entertaining spaces. The German Hacker kitchens with solid quartz worktops include a comprehensive range of appliances with Quooker instant hot water boiling tap, Bora extractor hob, built in coffee machine and wine chiller as standard.

Wysall has a strong village community ethos, hosting regular village activities and special events. It benefits from having a busy village hall, beautiful Norman Church and the local village pub, The Plough Inn, which is also a popular meeting point. 'Little Field' is located just eleven miles South of Nottingham, sixteen miles North of Leicester and benefits from easy access to the A46. The small town of Keyworth is less than three miles away with excellent amenities. Loughborough railway station is 7 miles away with regular high-speed trains to London. There are also excellent school facilities nearby including several independent prep and senior schools within easy reach.

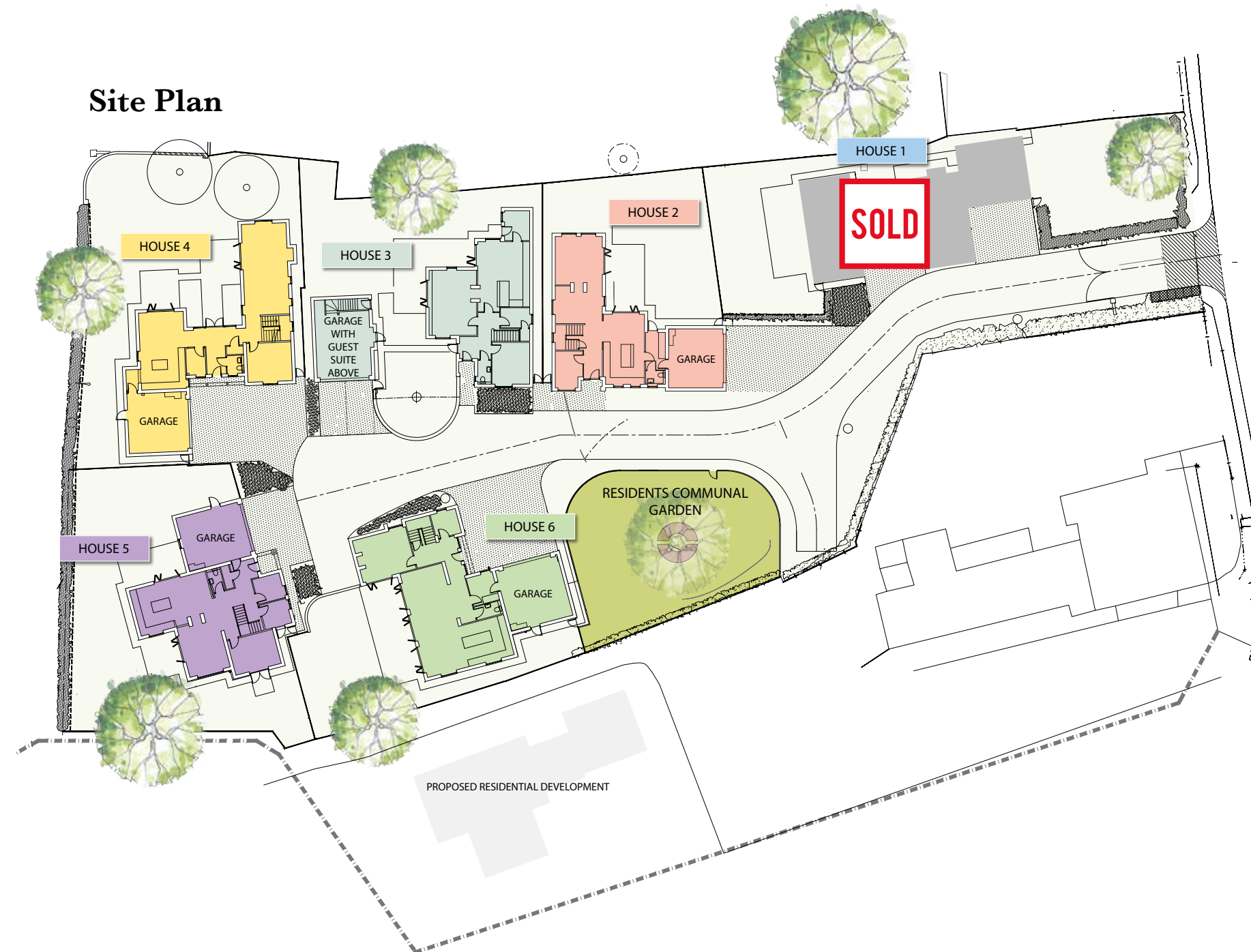
Specification

6 individual properties
Gated entrance with video entry
Central village location
Mature setting with established trees and hedges
Communal garden/seating area
Management company to maintain communal areas

Handmade brick
Natural slate or clay tiled roofs
High quality factory finished timber windows and bi-folding doors
Professionally designed landscaped gardens
Air source heat pump for central heating
Underfloor heating throughout ground floor
Hacker German kitchens with solid worktops
Siemens appliances to include 2 single ovens, microwave, coffee machine, tall fridge, tall freezer, AEG wine cooler, washing machine and dryer
Bora induction hob
Quooker boiling tap
Porcelanosa tiled halls, kitchens/family room floors*
Timber engineered flooring to remaining ground floor rooms*
Fully tiled bathroom and ensuites.
Underfloor electric heating to bathrooms and ensuites
Sanitaryware by Duravit with Hansgrohe brassware
Oak veneered internal doors with quality chrome ironmongery
Wardrobes/dressing areas to Master bedroom and bedroom 2
Carpets to stairs, landing and bedrooms
Feature contemporary log-burner to living room
Garages plastered and painted with tiled floors
Electrical vehicle charging point
Fibre broadband
Comprehensive electrical specification to include data points to bedrooms and living areas, satin chrome face plates, video doorbell
CCTV and alarm
Sonos sound system to kitchen/family room

*Varies dependent on ground floor layout to certain plots

Site Plan







Floor Plan

HOUSE 1

5 Bedrooms (2 en-suite)

Double Garage

Landscaped Gardens

Ground Floor Room Sizes

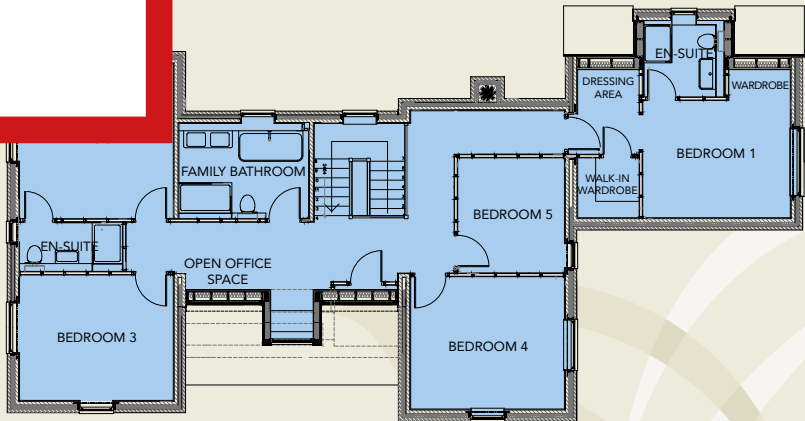
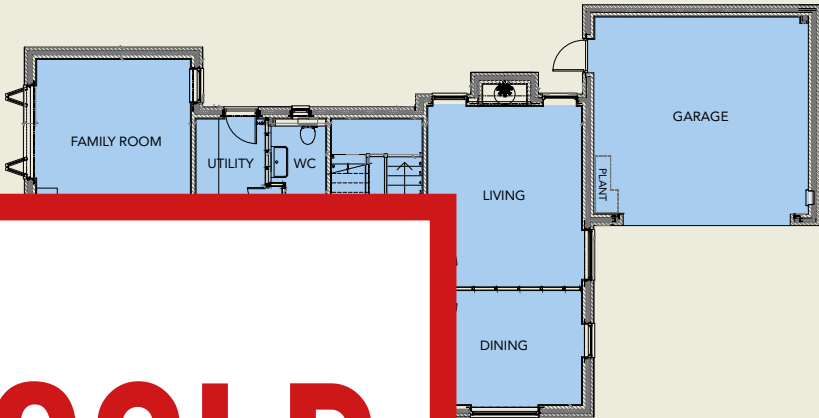
	metres	ft
Kitchen/ Family Room	8.9 x 4.2	29'4" x 13'6"
Living Room	4.8 x 4.2	15'9" x 13'6"
Dining Room	4.2 x 3.0	13'6" x 10'1"
Utility Room	2.8 x 1.8	9'3" x 6'1"
Garage	5.7 x 5.2	18'8" x 17'2"

First Floor Room Sizes

	metres	ft
Bedroom 1	3.9 x 3.1	12'11" x 10'3"
Dressing Area	1.7 x 0.8	5'5" x 5'11"
Walk-In Wardrobe	1.6 x 1.6	5'5" x 5'4"
Ensuite	2.1 x 2.0	6'10" x 6'7"
Bedroom 2	4.1 x 4.1	13'6" x 13'6"
Ensuite	2.7 x 1.3	8'10" x 4'4"
Bedroom 3	4.1 x 3.4	13'6" x 11'1"
Bedroom 4	4.1 x 3.5	13'5" x 11'7"
Bedroom 5	3.1 x 2.9	10'1" x 9'4"
Bathroom	3.4 x 2.4	11'2" x 7'10"

Measurement may vary in completed property.

Ground Floor



Layout may alter during construction.




Little Field
WYSALL • NOTTINGHAMSHIRE • NG12 5QW

HOUSE 2

Floor Plan

HOUSE 2

5 Bedrooms (2 en-suite)

Double Garage

Landscaped Gardens

Ground Floor Room Sizes

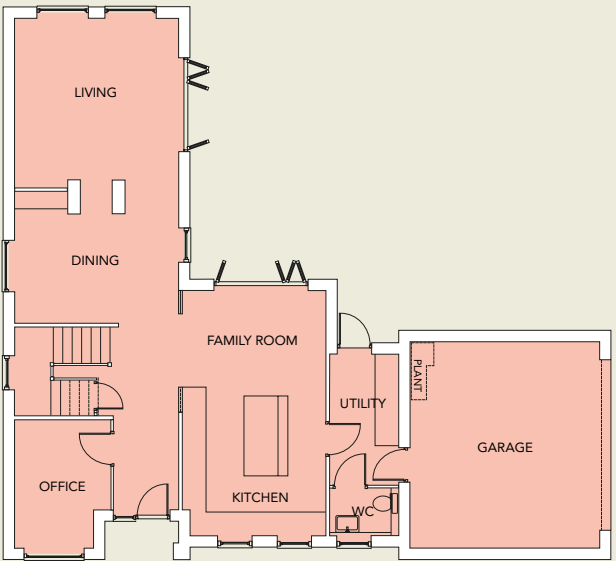
	metres	ft
Kitchen		
Family Room	6.5 x 3.8	21'3" x 12'5"
Living Room	4.4 x 4.4	14'5" x 14'3"
Dining Room	4.4 x 3.5	14'3" x 11'6"
Office	3.4 x 2.6 (max)	11'2" x 8'5" (max)
Utility Room	3.5 x 1.8	11'5" x 5'11"
Garage	5.5 x 5.0	17'11" x 16'5"

First Floor Room Sizes

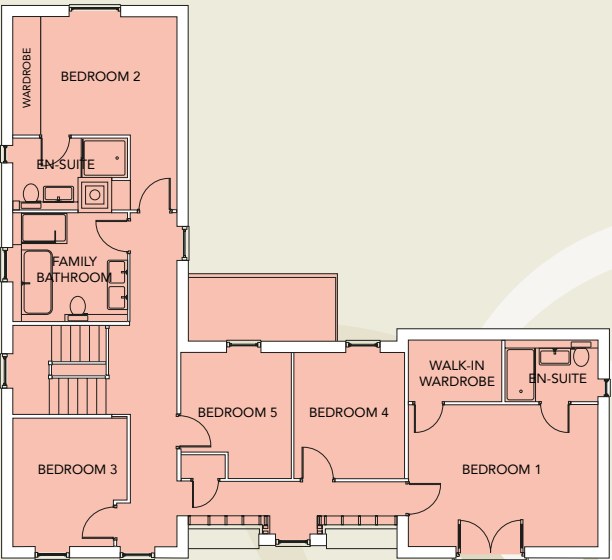
	metres	ft
Bedroom1	5.0 x 3.8	16'5" x 12'4"
Ensuite	2.5 x 1.6	8'2" x 5'4"
Walk-In Wardrobe	2.5 x 1.6	8'1" x 5'4"
Bedroom 2	3.7 x 3.1 (min)	12'3" x 10'2" (min)
Ensuite	3.0 (max) x 1.9 (max)	9'10" (max) x 6'3" (max)
Bedroom 3	3.4 (max) x 3.0 (max)	11'2" (max) x 9'11" (max)
Bedroom 4	3.3 x 2.9	9'10" x 9'7"
Bedroom 5	3.3 (max) x 2.9 (max)	10'10" (max) x 9'6" (max)
Bathroom	2.9 x 3.0	9'6" x 9'10"

Measurement may vary in completed property.
Wardrobes not included in floor areas.

Ground Floor



First Floor



Layout may alter during construction.






Little Field
WYSSALL • NORTHANTS • MK11 1JW
HOUSE 3

Floor Plan
HOUSE 3

- 5 Bedrooms (3 en-suite)
- Double Garage
- Landscaped Gardens

Ground Floor Room Sizes

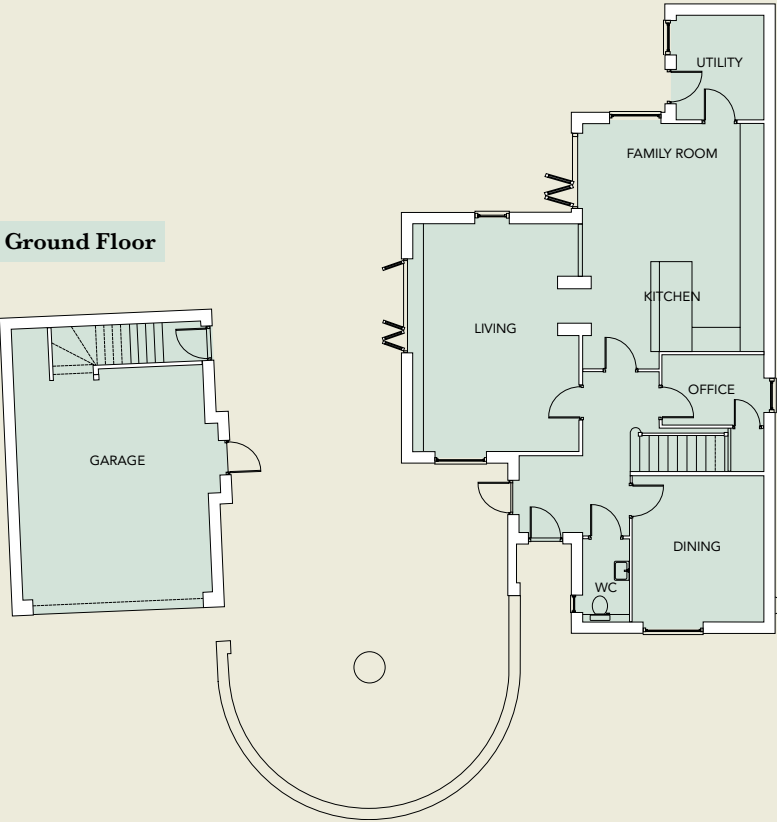
	metres	ft
Kitchen		
Family Room	6.0 x 4.8	19'10" x 15'9"
Living Room	6.0 x 4.4	19'9" x 14'5"
Dining Room	3.9 x 3.5	12'8" x 11'5"
Office	2.7 x 1.9	8'10" x 6'4"
Utility Room	2.8 x 2.3	9'1" x 7'7"
Garage	6.2 (min) x 5.0	20'4" x 16'5"

First Floor Room Sizes

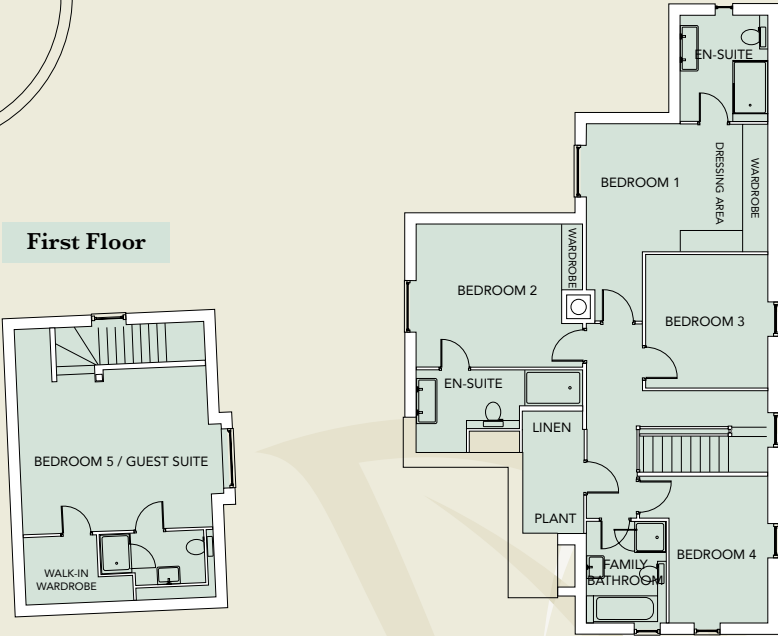
	metres	ft
Bedroom 1	4.2 (max) x 3.3 (min)	13'9" (max) x 10'10" (min)
Ensuite	2.8 (max) x 2.3	9'2" (max) x 7'7"
Bedroom 2	3.8 x 3.7	12'5" (max) x 12'2"
Ensuite	4.4 x 2.1 (max)	14'5" x 6'10" (max)
Bedroom 3	3.5 x 3.2	11'7" x 10'7"
Bedroom 4	3.9 x 2.7 (min)	12'8" x 8'8" (min)
Bathroom	2.7 x 2.0	8'10" x 6'9"
Bedroom 5		
Guest Suite	5 x 4.3	16'5" (min) x 14'1"
Ensuite	2.8 (max) x 1.4	9'2" (max) x 4'7"
Walk-in Wardrobe	2.0 x 1.8	6'5" x 5'10"

Measurement may vary in completed property.
Wardrobes not included in floor areas.

Ground Floor



First Floor



Layout may alter during construction.



Little Field
WYSALL • NOTTINGHAMSHIRE • NG12 3QW
HOUSE 4

Floor Plan

HOUSE 4

5 Bedrooms (2 en-suite)

Double Garage

Landscaped Gardens

Ground Floor Room Sizes

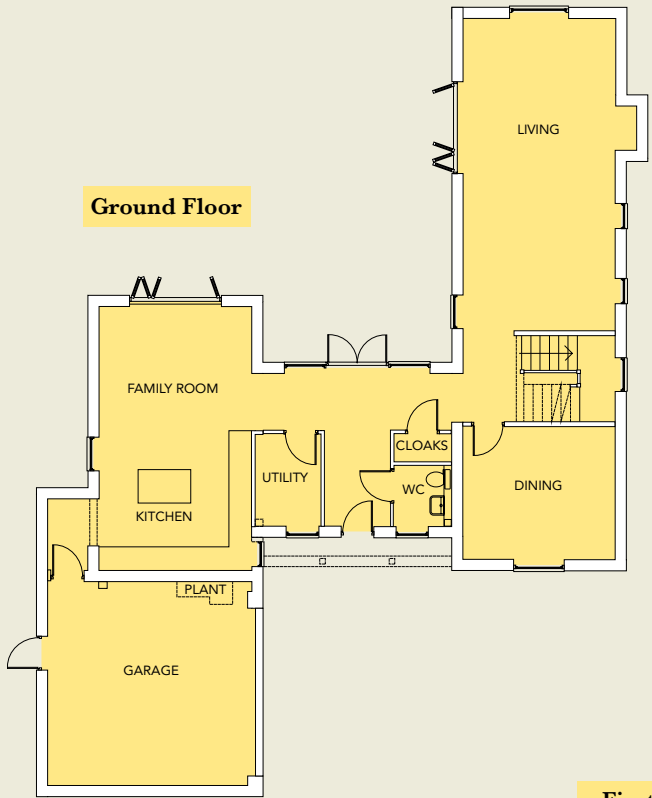
	metres	ft
Kitchen		
Family Room	7.1 x 4.1	23'3" x 13'6"
Living Room	8.4 x 4.1	27'6" x 13'6"
Dining Room	4.1 x 3.6	13'6" x 11'10"
Utility Room	2.5 x 1.7	7'3" x 5'10"
Garage	5.5 x 5.4	18'5" x 17'7"

First Floor Room Sizes

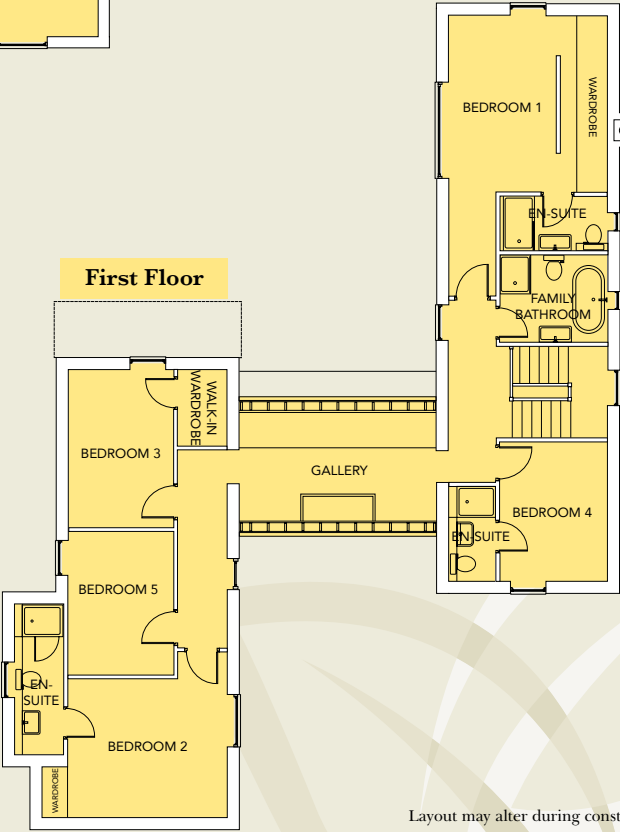
	metres	ft
Bedroom1	4.5 (min) x 3.5	14'9" (min) x 11'6"
Ensuite	2.8 x 1.4	9'1" x 4'6"
Bedroom 2	4.1 x 3.6 (min)	13'6" x 11'9" (min)
Ensuite	2.8 x 1.4	9'1" x 4'6"
Bedroom 3	4.0 x 2.7	13'2" x 8'10"
Walk-In Wardrobe	1.9 x 1.3	6'3" x 4'3"
Bedroom 4	3.6 x 2.7	11'10" x 8'10"
Ensuite	2.3 x 1.2	7'7" x 3'11"
Bedroom 5	3.7 x 2.7	12'2" x 8'11"
Bathroom	2.8 x 2.3	9'3" x 7'6"

Measurement may vary in completed property.
Wardrobes not included in floor areas.

Ground Floor



First Floor



Layout may alter during construction.





Little Field
WYSALL • NOTTINGHAMSHIRE • NG12 3QW

HOUSE 5

Floor Plan

HOUSE 5

5 Bedrooms (2 en-suite)

Double Garage

Landscaped Gardens

Ground Floor Room Sizes

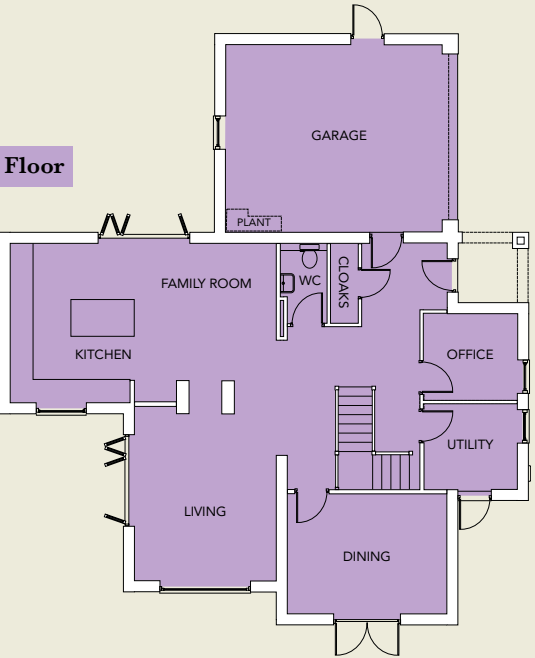
	metres	ft
Kitchen		
Family Room	7.2 x 4.3	23'9" x 14'3"
Living Room	3.9 x 4.5	12'8" x 14'8"
Dining Room	4.8 x 3.3	15'9" x 10'9"
Office	2.6 x 2.4	8'4" x 7'10"
Utility Room	2.6 x 2.3	8'4" x 7'8"

First Floor Room Sizes

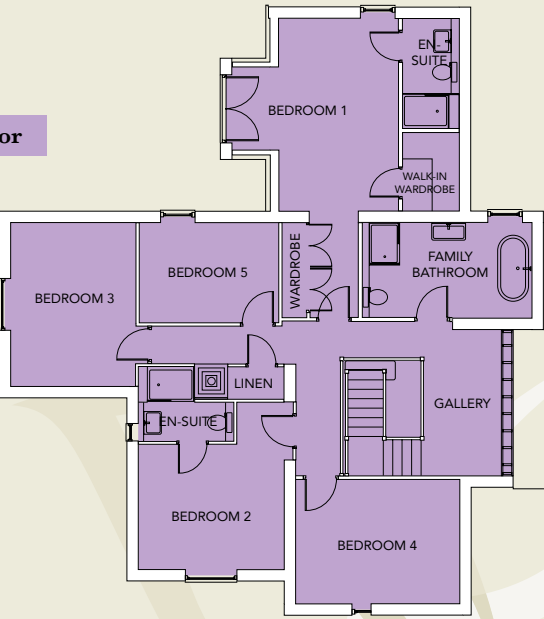
	metres	ft
Bedroom 1	5.0 x 3.1	16'7" x 10'2"
Ensuite	2.0 x 1.5	6'8" x 5'5"
Walk-In Wardrobe	2.9 x 1.5	9'8" x 5'5"
Dormer	2.1 x 1.3	6'11" x 4'3"
Bedroom 2	3.9 x 3.3 (min)	12'8" x 10'10" (min)
Ensuite	2.5 x 1.1 (min)	8'4" x 3'7" (min)
Bedroom 3	4.3 x 3.3	14'3" x 10'10"
Bedroom 4	4.3 x 3.3	14'4" x 10'8"
Bedroom 5	3.6 x 2.7	11'10" x 8'9"
Bathroom	4.5 x 2.5	14'10" x 8'4"

Measurement may vary in completed property.
Wardrobes not included in floor areas.

Ground Floor



First Floor



Layout may alter during construction.



Little Field
WYSALL • NOTTINGHAMSHIRE • NG12 5QW

HOUSE 6

Floor Plan

HOUSE 6

5 Bedrooms (2 en-suite)

Double Garage

Landscaped Gardens

Ground Floor Room Sizes

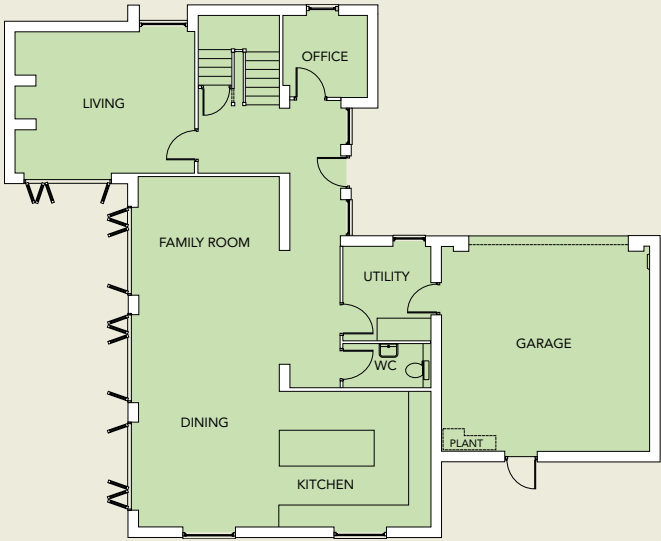
	metres	ft
Kitchen	4.3 x 3.8	14'1" x 12'7"
Dining/ Family Room	9.9 x 4.0	32'6" x 13'1"
Living Room	5.0 x 4.0	16'8" x 13'1"
Utility Room	2.6 x 2.5	8'8" x 8'6"
Study/Office	2.4 x 2.3	7'9" x 7'7"

First Floor Room Sizes

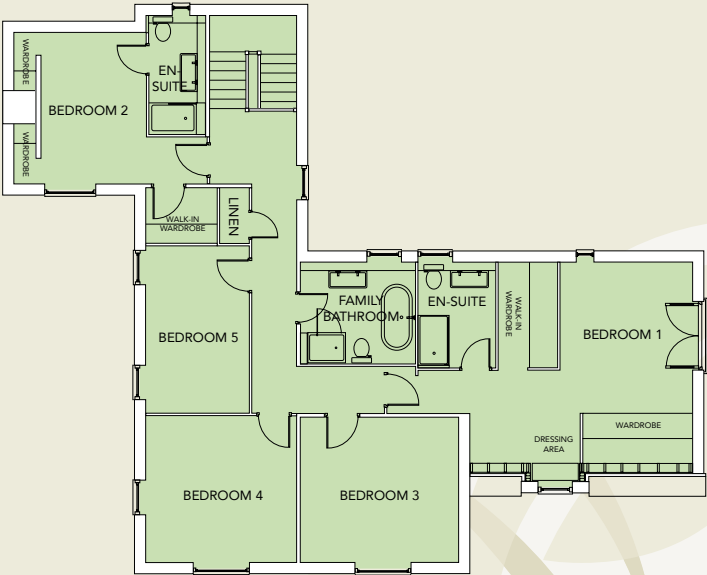
	metres	ft
Bedroom1	4.0 x 3.5	13'2" x 11'5"
Ensuite	2.8 x 2.0	9'3" x 6'7"
Walk-in Wardrobe	2.8 x 1.3	9'3" x 4'3"
Dressing Area	2.8 (max) x 2.7 (max)	9'3" (max) x 8'11" (max)
Bedroom 2	4.0 x 2.8	13'2" x 9'3"
Walk-in Wardrobe	1.8 x 1.5	5'11" x 4'11"
Ensuite	3.1 x 1.5	10'3" x 4'11"
Bedroom 3	4.2 x 3.8	13'8" x 12'7"
Bedroom 4	4.0 x 3.9	13'1" x 12'9"
Bedroom 5	4.2 (max) x 2.7	19'4" (max) x 8'11"
Bathroom	3.0 x 2.7	9'11" x 8'9"

Measurement may vary in completed property.
Wardrobes not included in floor areas.

Ground Floor



First Floor



Layout may alter during construction.



Little Field

WYSSALL • NOTTINGHAMSHIRE • NG12 5QW

Wyssall benefits from excellent road links to main centres of commerce:

Nottingham: 11 miles

Leicester: 16 miles

Loughborough: 7 miles

Derby: 24 miles

Grantham: 26 miles

Newark-on-Trent: 23 miles



Little Field

WYSALL • NOTTINGHAMSHIRE • NG12 5QW

An exclusive development by

Gilbert & Hall

D E V E L O P M E N T S

www.gilbertandhall.co.uk

For further information please contact the joint selling agents



fhp.living

JULES HUNT
07917 460033
jules@fhpliving.co.uk



IAN MARRIOTT
07702 174541
ian.marriott@savills.com