

SUPERIOR HOMES

ROYSTON & LUND



R
& L

Bunny Hall Park

Bunny | NG11 6NE

Guide Price £1,750,000

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Royston & Lund proudly present this executive detached three-storey home located in the prestigious, gated Bunny Hall Park in the sought-after village of Bunny. Bunny offers local amenities, including the Randcliffe Arms pub, a primary school, and recreational facilities like a village hall, playground, and sports fields.

Upon entering the property, you're welcomed by a grand entrance hall, which grants access to all areas of the home, including a ground-floor WC and cloakroom. The ground floor features three spacious reception rooms: a lounge with a fireplace and triple aspect windows, a versatile day room with bespoke shelving, and a formal dining room with space for a large table, a fireplace, and double doors opening to the garden. The kitchen, with its farmhouse-style units, integrated appliances, and central island, connects seamlessly to a beautiful orangery with French doors leading to the patio.

The first floor hosts five of the seven bedrooms, including the principal suite, which boasts a dressing room with fitted wardrobes and an en-suite shower room. Two additional bedrooms also have en-suites, and the family bathroom offers a five-piece suite. This floor also includes a generous office with bespoke furniture.

The top floor comprises two further double bedrooms, a fourth reception room/bedroom, and a large en-suite shower room/WC.

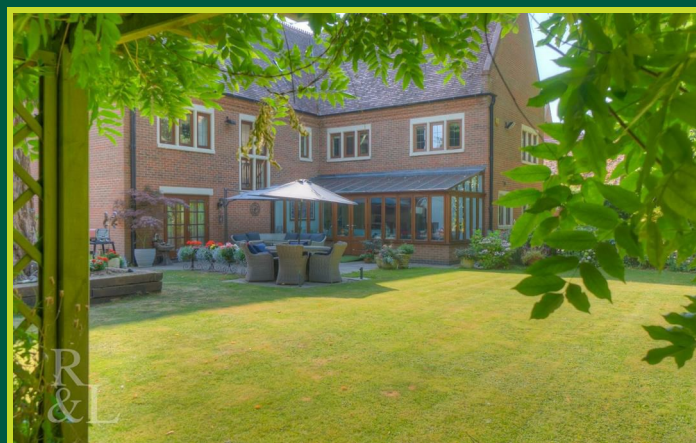
Externally, the property is accessed via wrought iron gates leading to a block-paved driveway, offering ample off-street parking and access to a quadruple detached garage with further roof storage. The wrap-around garden is meticulously maintained, featuring a lawn, various seating areas, and a rare Redwood tree.

Please note: There is a maintenance fee of £100 pcm.





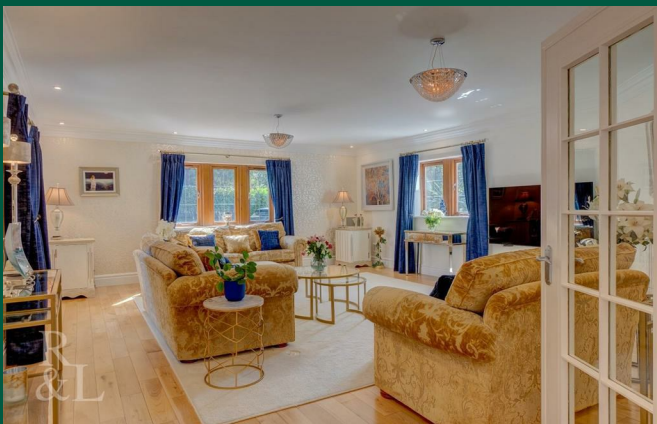
- Executive Detached Property In A Private Gated Community
- Seven Well-Proportioned Bedrooms (Three With Modern Ensuites)
- Four Reception Rooms (Day Room, Lounge, Formal Dining Room & Versatile Space To The Top Floor)
- Farmhouse Style Kitchen With A Feature Centre Island
- Beautiful Orangery With French Doors Into The Garden
- Principle Bedroom With A Dressing Room & Stylish Ensuite With A Four Piece Suite
- Stunning Wrap Around Garden With A Wellness Area, Patio Areas, Lawn, Plants/Shrubs & Woodland Area
- Block Paved Driveway Leading To A Quadruple Detached Garage With Fob Controlled Doors
- Private Gates Leading To The Driveway
- Freehold - EPC Rating C - Council Tax Band G











Bunny is a charming village that offers a range of amenities catering to both residents and visitors. At the heart of the village is the Rancliffe Arms, a historic pub renowned for its cosy atmosphere and traditional British fare, making it a popular spot for social gatherings and family meals.

The village also boasts Bunny Church of England Primary School, which provides quality education for local children and serves as a hub for community activities. St. Mary's Church, a beautiful and historic building, offers regular services and events, contributing to the village's strong sense of community.

For recreational activities, Bunny features a well-maintained playground that is perfect for children, along with sports fields that cater to various outdoor activities and sports. The village hall is a central venue for numerous community events, meetings, and private functions, fostering a vibrant community spirit.

Nature enthusiasts will appreciate the scenic walking routes around Bunny, offering picturesque views of the countryside and opportunities for leisurely strolls or more vigorous hikes. The village's location ensures excellent transport links, connecting residents to nearby Nottingham, Loughborough, and other surrounding areas, making it convenient for commuting and accessing broader amenities.

Overall, Bunny combines rural charm with practical amenities, making it a desirable place to live and visit. The blend of historic features, educational facilities, recreational options, and community-centric venues ensures a high quality of life for its residents.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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

England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO2 emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO2 emissions		
Current	Potential	

EPC