

THE MODERN HOUSE



Ravenshead, Nottinghamshire
£515,000 Freehold

Chestnut Avenue

Clean lines, lofty volumes and the architectural prowess of renowned architect David Shelley shine through this unabashedly modernist five-bedroom house. Restrained forms and exposed structural elements weave the fluid, open spaces into a unique home with panoramic outlooks.

Built in 1969 and spread across three levels, the plan extends over 1984 sq ft. Dynamic living spaces tessellate around a sculptural stairwell, forging a feeling of connection while establishing distinct spaces. Gardens extend to the front and rear and there is an expansive terrace from the kitchen and dining area. From Nottingham, around 10 miles south of the house, trains connect to London in around two hours.

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Chestnut Avenue

The Tour

The house sits on Chestnut Avenue, on the edge of Ravenshead, a popular Nottinghamshire village surrounded by rolling, open countryside. A sloping verdant garden with distinct pedestrian and vehicle entrances sits between the street and the building. Painted bright red, the front door adds a cheery contrast to the surrounding greenery, and to the pinkish brickwork and black-framed glazing of the front façade.

Internally, the house is imbued with a raw materiality, encapsulating the spirit of its age. Aesthetically arresting interlocking volumes juxtapose thoughtfully with crafted joinery, radiating a design of sophisticated efficiency. White-painted exposed brick walls, and red-tiled and pine strip floors and ceilings sit alongside swathes of glazed screens, bathing the interiors with a lovely quality of natural light. The home's elevated position affords sweeping views beyond.

The spacious reception hall works brilliantly as a welcoming place for entertaining. Beyond the plan has an upside-down configuration, arranged over three levels. Occupying the entire second floor is the main living space. A sociable spot to gather, the runs of built-in bench seating encourage general conviviality and provide a lovely vantage to enjoy the far-reaching views. Light and airy and rising with the rooflines, this is a wonderful place to entertain or just while away the day.

The first floor is home to cooking and eating. As with the rest of the house, the kitchen has been cleverly conceived for the practicalities of daily living; a bright, clean space, it has appliances neatly housed in simple cabinetry and a white Aga at one end. The dining area, backdropped by a wall of glass, overlooks the front garden, while the southern end of the room opens to an expansive terrace, making the outdoors an integral part of this home. This versatility allows the room to shift with the changing seasons.

A lovely second living space, carved from the original garage, sits a half-level below. Currently used as a further place to congregate, watch films and listen to music, this quiet retreat would work equally well as a fifth bedroom or home office. A large and handy utility room, with direct access to the rear garden, also lies at this level.

The ground floor has four bedrooms, three doubles and one single, together with a family bathroom and an abundance of storage. Each bedroom room is distinct, differentiated by its outlook and bespoke cabinetry.

Full planning permission is in place to reconfigure the spaces as four double bedroom, two with en suite and two double bedrooms, with a centrally positioned Jack-and-Jill family bathroom.



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Outdoor Space

The rear garden, laid mainly to lawn, is bordered by a collection of specimen trees and mature shrubs and bushes and provides a sanctuary for local birdlife. The overall effect is a peaceful haven with year-round interest and colour.

The first-floor kitchen and dining space opens to the elevated decked terrace, perfect for overspilling in warmer months or for an alfresco lunch in front of the panoramic backdrop beyond.

Plans have been approved to relandscape the front garden to create level off-street parking for two cars and a stepped terrace to the front of the house.

There is also off-street parking available.

The Area

Ravenshead is a popular village nestled in Nottingham's "Hidden Valleys" which stretch between the city (10 miles away) and Mansfield. The village is well served by two primary schools, The Ravenshead Farm Shop and three pubs.

Nearby Newstead Abbey, once the residence of Lord Byron, sits just outside the village set in 800 acres of rambling parkland and open to the public. To the south is the ornate Victorian Papplewick Pumping station on the fringes of the atmospheric Blidworth Woods with its criss-crossing walking routes amongst the pines and heath.

Nottingham's city centre is half an hour away by car and is packed with friendly pubs and bars. 31K delivers an exciting array of cocktails, Pepper Rocks has a wonderfully welcoming atmosphere and great live music, and The Pelican Club hosts an array of terrific jazz performers. The deliciously innovative and Michelin-starred Alchemilla is a terrific fine dining option. The independent Broadway Cinema and Bar, with its lovely bar and open-air terrace, is another great place to spend an evening.

Ravenshead is well connected to Mansfield and Nottingham via the A60 with Sheffield and Leicester reachable in about an hour.

Council Tax Band: D

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.