



# HUNTERS

## Wood

— GEDLING —

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Feel at home



# Come on home to Hunters Wood

**Fall in love with an exclusive new collection of traditional homes, nestled in the grounds of historic Gedling Manor, on the edge of beautiful, peaceful Gedling Village.**

Wander into Hunters Wood and you'll discover a whole lot of history, and an incredible new place to call home. Tucked between the trees, this intimate development of just 14 luxury, architect-designed homes sits in grounds once owned by earls and roamed over by royals.

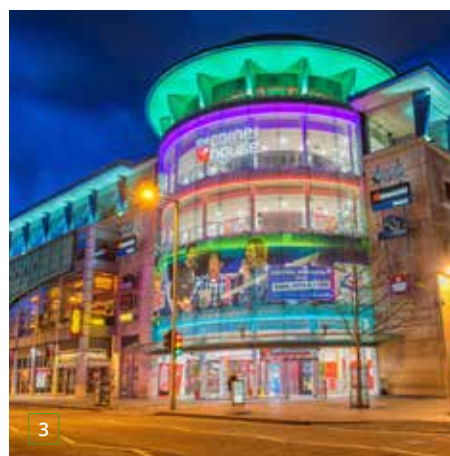
It's a very special place to make a brand new start, with 3, 4 and 5-bedroom homes, carefully handcrafted by our experienced builders using the highest quality materials, fixtures and fittings.

With generous gardens, green spaces and private parking, there's plenty of room to make yourself at home – and when it's time to venture out, there's lots to explore. Hunters Wood is just moments from the heart of Gedling Village, with its friendly pubs and cafés, the historic All Hallows Church, great schools and welcoming community. You're also right on the doorstep of Gedling Country Park, where you'll find rolling fields, winding paths, summertime events and lots of local heritage. Further afield, stately Wollaton Park and Newstead Abbey are around half an hour away.

Whether you're heading into Nottingham city centre for work, shopping, restaurants or entertainment, it's a short walk to your nearest bus stop or a quick, easy drive to the city centre.

You'll find Hunters Wood just off Wood Lane in Gedling Village.

- 1** Gedling Country Park has 580 acres of open space, footpaths and wildlife with stunning views over the surrounding area  
**2** Take a stroll around the shops, where independent retailers nestle alongside international brands  
**3** The Cornerhouse leisure complex includes bars, restaurants and a multi-screen cinema  
**4** The historic, Norman All Hallows Church, in Gedling  
**5** Enjoy beautiful walks in and around Gedling Village.







Weekend walks and family  
fun at Gedling Country Park



Thoughtfully designed,  
meticulously finished







## Handcrafted, prestigious homes

**Hunters Wood is our most exclusive development yet, with beautiful detailing, stunning family kitchens, spacious bathrooms and so much more.**

It's the thoughtful details that make a home you'll love returning to, time and time again. That's why our architects and trusted craftspeople work hard to handpick high quality materials and meticulously plan your home to be perfect, right from day one.

It all starts with the setting. With our roots firmly in the region, we've made sure every house at Hunters Wood sits effortlessly in its surroundings. We've handpicked a unique, heritage location and it feels like they've been nestled here for years.

As you drive up The Limes, you'll notice the traditional style of each generous, carefully crafted home. We've chosen warm, rustic bricks and contemporary roof slates. Garage doors are carefully finished, stone lintels frame elegant windows and beautiful gabled porches welcome you home.

Wander between the trees and discover somewhere you'll love for years to come. Whether you choose 3, 4, or 5 bedrooms, when you step inside you'll find spacious rooms ready to be filled with your own touches. They're light, bright, generous spaces, just right for individuals, couples and growing families – with plenty of room for whatever life brings.



## Hunters Wood, a beautiful place where you'll really belong

### **The Beech**

3 Bedrooms

Plot 1

### **The Hazel**

4 Bedrooms

Plots 2 and 3

### **The Elm**

4 Bedrooms

Plot 6

### **The Hawthorn**

4 Bedrooms

Plots 7, 8, 9 and 10

### **The Chestnut**

5 Bedrooms

Plot 5

### **The Ash**

5 Bedrooms

Plot 4

### **The Poplar**

5 Bedrooms

Plot 13

### **The Oak**

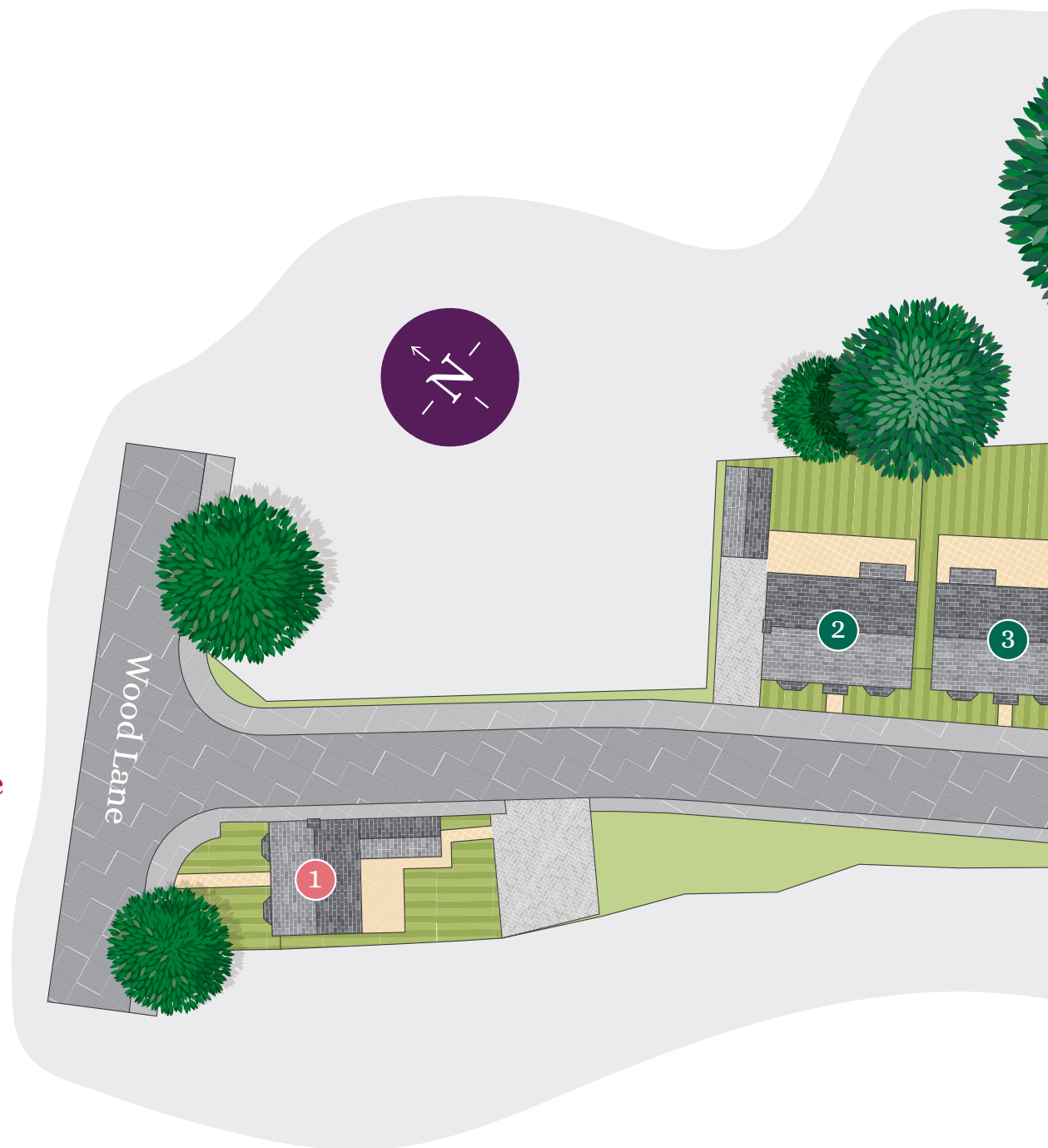
5 Bedrooms

Plot 12

### **The Sycamore**

5 Bedrooms

Plots 11 and 14









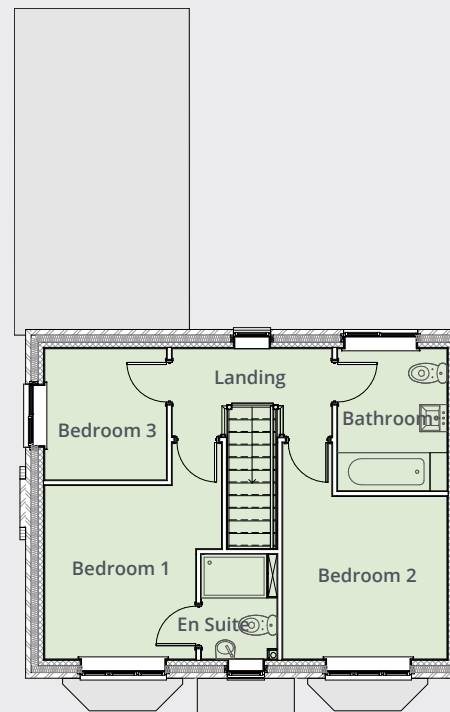
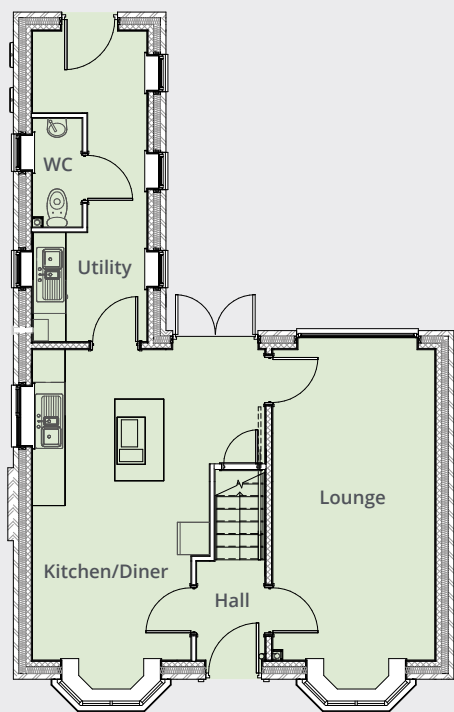






# The Beech

Airy three bedroom detached home including spacious kitchen-diner combo with feature island, downstairs utility room with WC and patio doors leading to garden. Separate lounge, two double bedrooms, en suite to the master, additional bedroom and family bathroom. Driveway providing off-street parking.



## Ground Floor

Kitchen/Diner	26.21 m <sup>2</sup>	282.16 ft <sup>2</sup>
Lounge	18.35 m <sup>2</sup>	197.55 ft <sup>2</sup>
Utility	12.35 m <sup>2</sup>	132.95 ft <sup>2</sup>
Hall	2.49 m <sup>2</sup>	26.81 ft <sup>2</sup>

## First Floor

Bedroom 1	13.54 m <sup>2</sup>	145.71 ft <sup>2</sup>
Bedroom 2	12.26 m <sup>2</sup>	131.94 ft <sup>2</sup>
Bedroom 3	5.57 m <sup>2</sup>	59.95 ft <sup>2</sup>



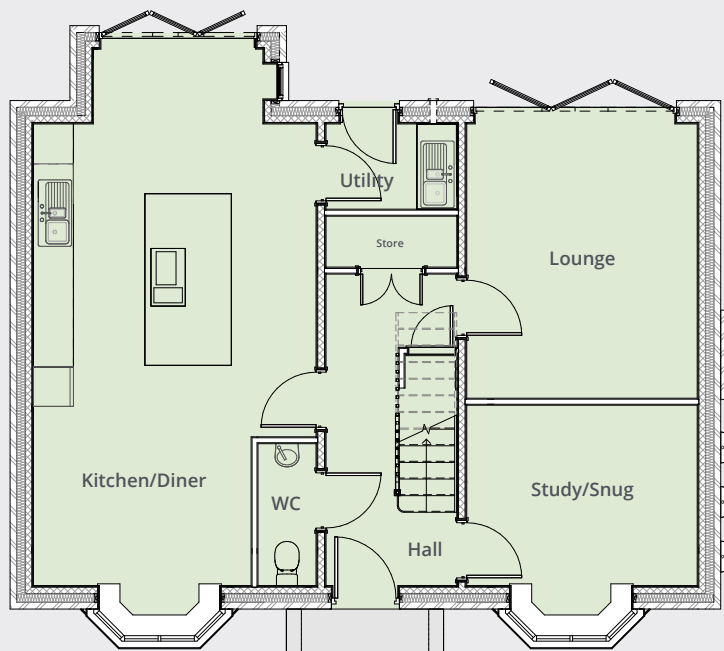






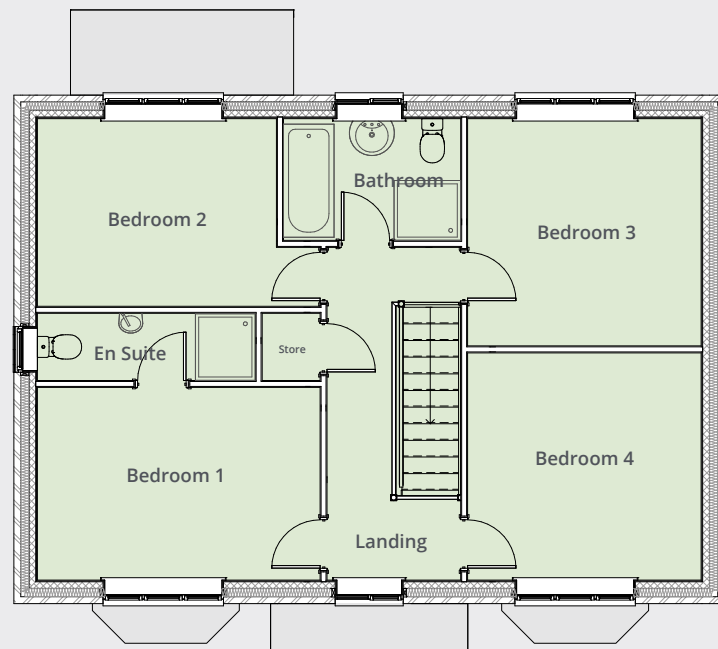
# The Hazel

The Hazel offers a substantial kitchen-diner spanning the length of the property, with bi-fold patio doors allowing the garden to flow into the home. Also on the ground floor is an additional lounge with bi-fold doors to patio area, a utility room and study. Four well-proportioned double bedrooms with additional en suite to master and family bathroom.



## Ground Floor

Kitchen/Diner	32.82 m <sup>2</sup>	353.29 ft <sup>2</sup>
Lounge	14.61 m <sup>2</sup>	157.30 ft <sup>2</sup>
Study/Snug	9.66 m <sup>2</sup>	103.99 ft <sup>2</sup>
Utility	2.22 m <sup>2</sup>	23.85 ft <sup>2</sup>
Hall	9.38 m <sup>2</sup>	100.91 ft <sup>2</sup>



## First Floor

Bedroom 1	12.59 m <sup>2</sup>	135.47 ft <sup>2</sup>
Bedroom 2	10.39 m <sup>2</sup>	111.88 ft <sup>2</sup>
Bedroom 3	12.26 m <sup>2</sup>	131.95 ft <sup>2</sup>
Bedroom 4	12.26 m <sup>2</sup>	131.95 ft <sup>2</sup>

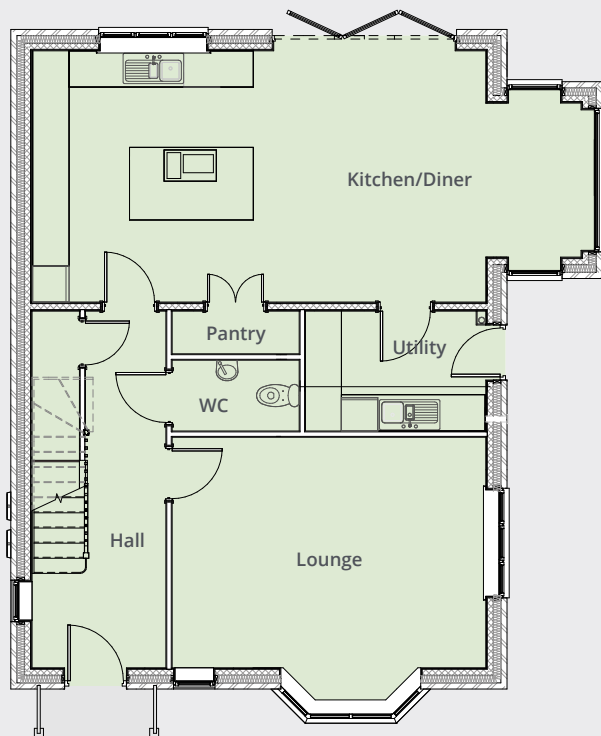






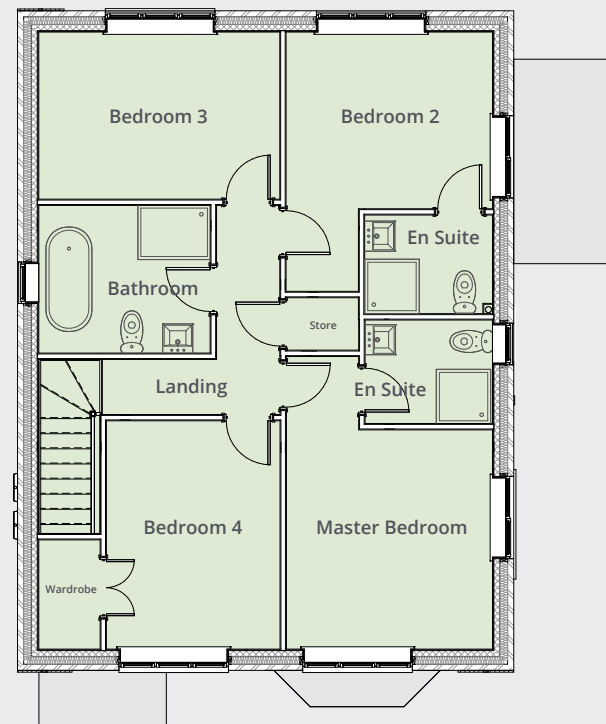
# The Elm

Delightful kitchen offering ample dining and living space, with feature island, utility room and pantry as well as the addition of bi-fold doors to the garden. Separate lounge with bay window, four good-sized double bedrooms with two en suites and additional family bathroom with free-standing bath.



## Ground Floor

Kitchen/Diner	36.97 m <sup>2</sup>	397.99 ft <sup>2</sup>
Lounge	21.09 m <sup>2</sup>	226.97 ft <sup>2</sup>
Utility	6.10 m <sup>2</sup>	65.64 ft <sup>2</sup>
Hall	13.38 m <sup>2</sup>	144.02 ft <sup>2</sup>



## First Floor

Master Bedroom	12.63 m <sup>2</sup>	135.91 ft <sup>2</sup>
Bedroom 2	10.13 m <sup>2</sup>	109.02 ft <sup>2</sup>
Bedroom 3	11.26 m <sup>2</sup>	121.22 ft <sup>2</sup>
Bedroom 4	11.05 m <sup>2</sup>	118.98 ft <sup>2</sup>

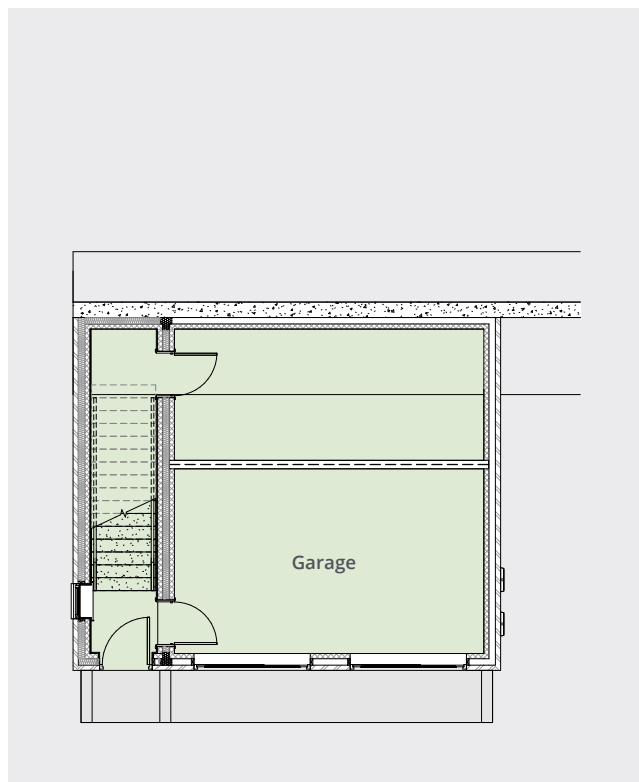




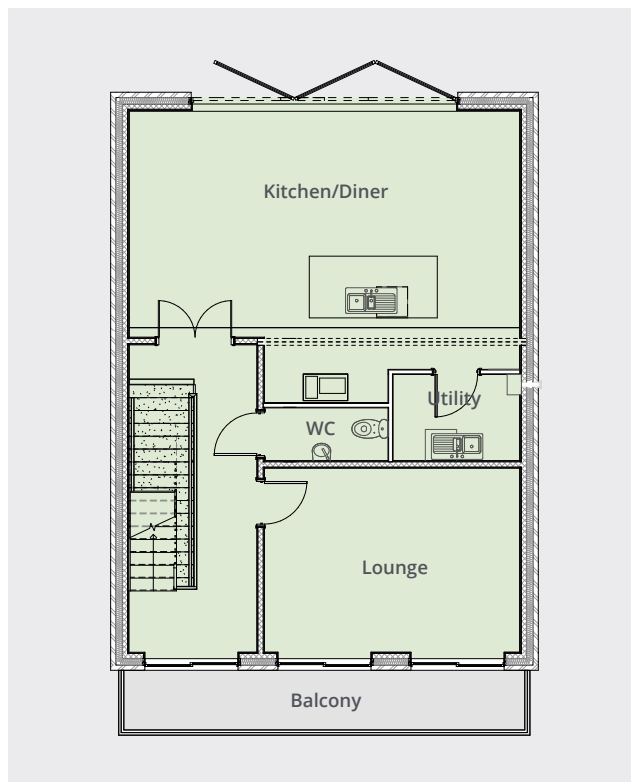


# The Hawthorn

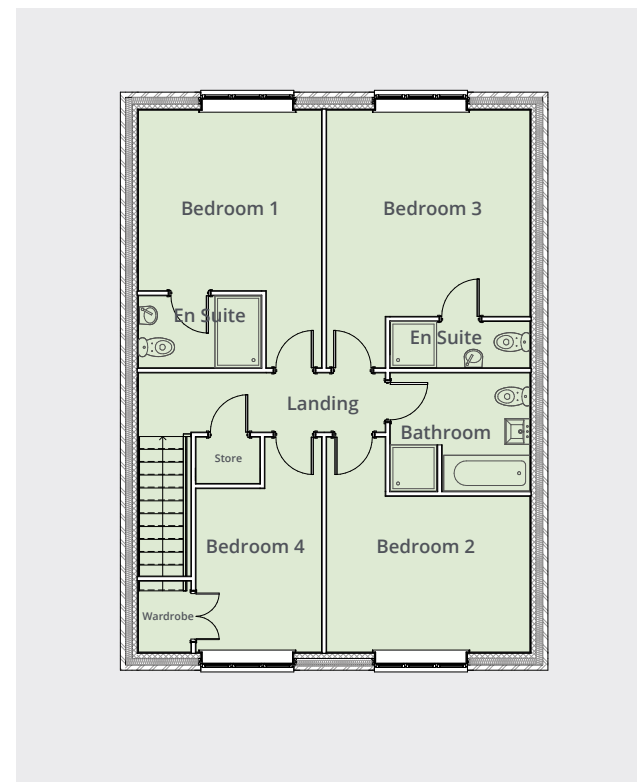
Uniquely designed modern family home with double garage to lower ground floor. Up the stairs is the kitchen-diner with island and bi-fold doors out into the garden, as well as a separate spacious lounge, utility room and WC. Four bedrooms on the top floor, including two en suites and additional family bathroom.



Lower Ground Floor		
Double Garage	36.52 m <sup>2</sup>	393.06 ft <sup>2</sup>



Upper Ground Floor			
Kitchen/Diner	34.16 m <sup>2</sup>	367.73 ft <sup>2</sup>	
Lounge	18.21 m <sup>2</sup>	196.05 ft <sup>2</sup>	
Utility	3.68 m <sup>2</sup>	39.59 ft <sup>2</sup>	
Hall	15.29 m <sup>2</sup>	164.62 ft <sup>2</sup>	



First Floor			
Bedroom 1	18.15 m <sup>2</sup>	195.39 ft <sup>2</sup>	
Bedroom 2	20.12 m <sup>2</sup>	216.56 ft <sup>2</sup>	
Bedroom 3	17.58 m <sup>2</sup>	189.22 ft <sup>2</sup>	
Bedroom 4	10.87 m <sup>2</sup>	117.01 ft <sup>2</sup>	

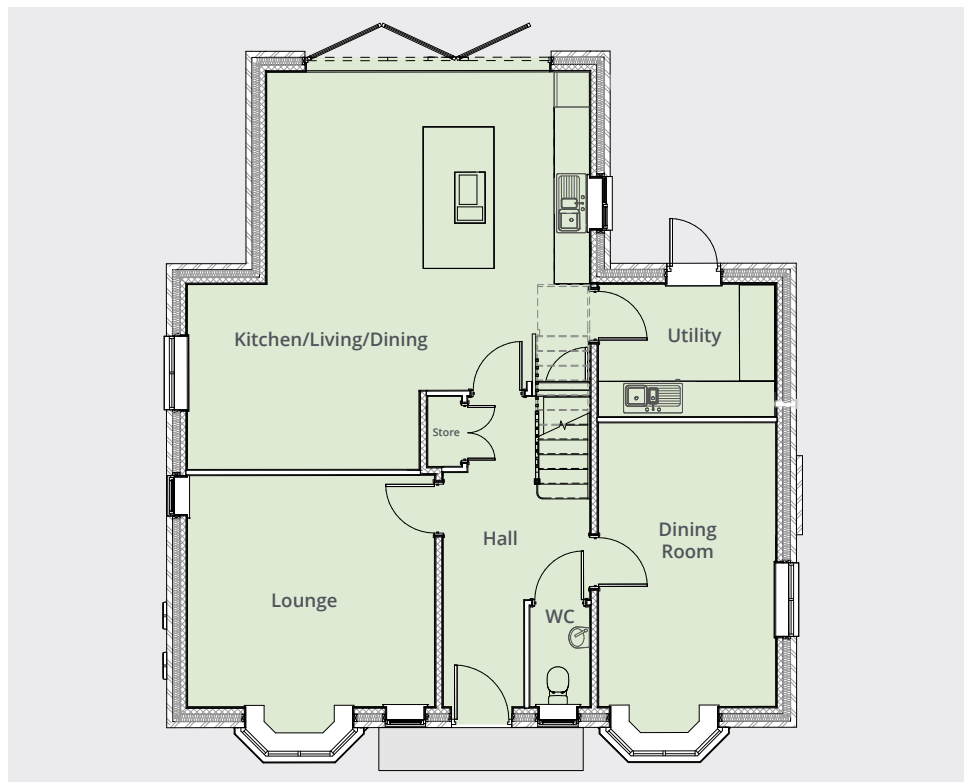




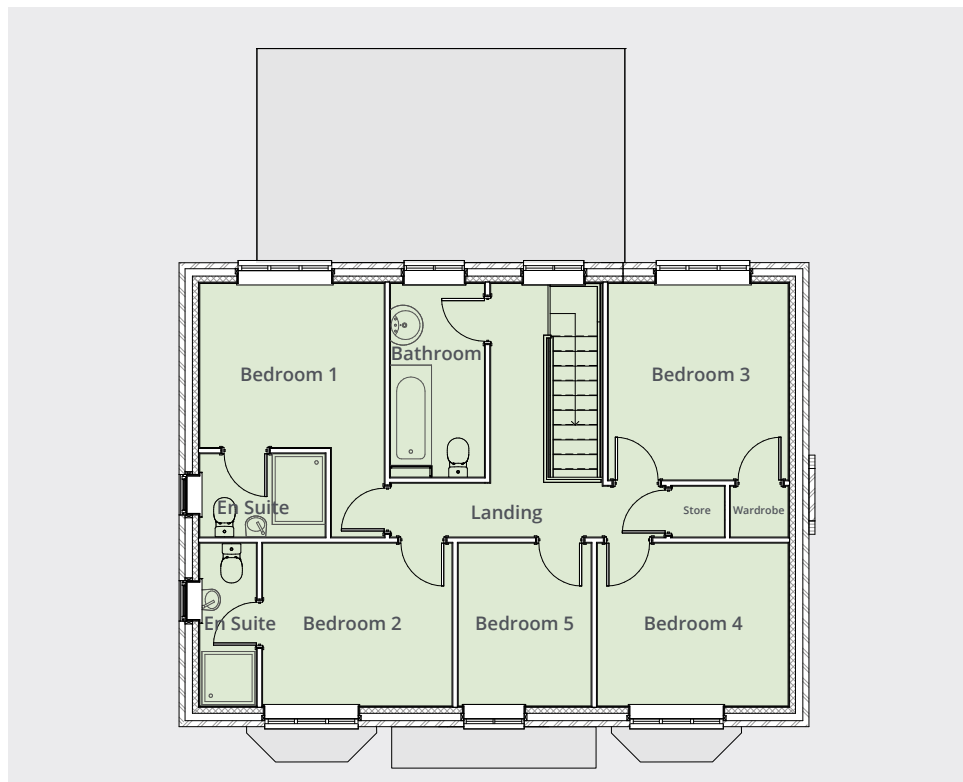


# The Chestnut

Substantial five bedroom home with extensive open plan kitchen-living-dining area with island and bi-fold doors to garden. On this floor is an additional lounge, formal dining room, utility room and WC. On the upper floor are five bedrooms, two en suites and additional family bathroom.



Ground Floor		
Kitchen/Living/Dining	44.89 m <sup>2</sup>	483.18 ft <sup>2</sup>
Dining Room	14.81 m <sup>2</sup>	159.38 ft <sup>2</sup>
Lounge	16.78 m <sup>2</sup>	180.65 ft <sup>2</sup>
Utility	6.98 m <sup>2</sup>	75.12 ft <sup>2</sup>
Hall	13.42 m <sup>2</sup>	144.50 ft <sup>2</sup>



First Floor		
Bedroom 1	13.13 m <sup>2</sup>	141.28 ft <sup>2</sup>
Bedroom 2	9.07 m <sup>2</sup>	97.64 ft <sup>2</sup>
Bedroom 3	10.07 m <sup>2</sup>	108.43 ft <sup>2</sup>
Bedroom 4	9.16 m <sup>2</sup>	98.63 ft <sup>2</sup>
Bedroom 5	6.39 m <sup>2</sup>	68.76 ft <sup>2</sup>

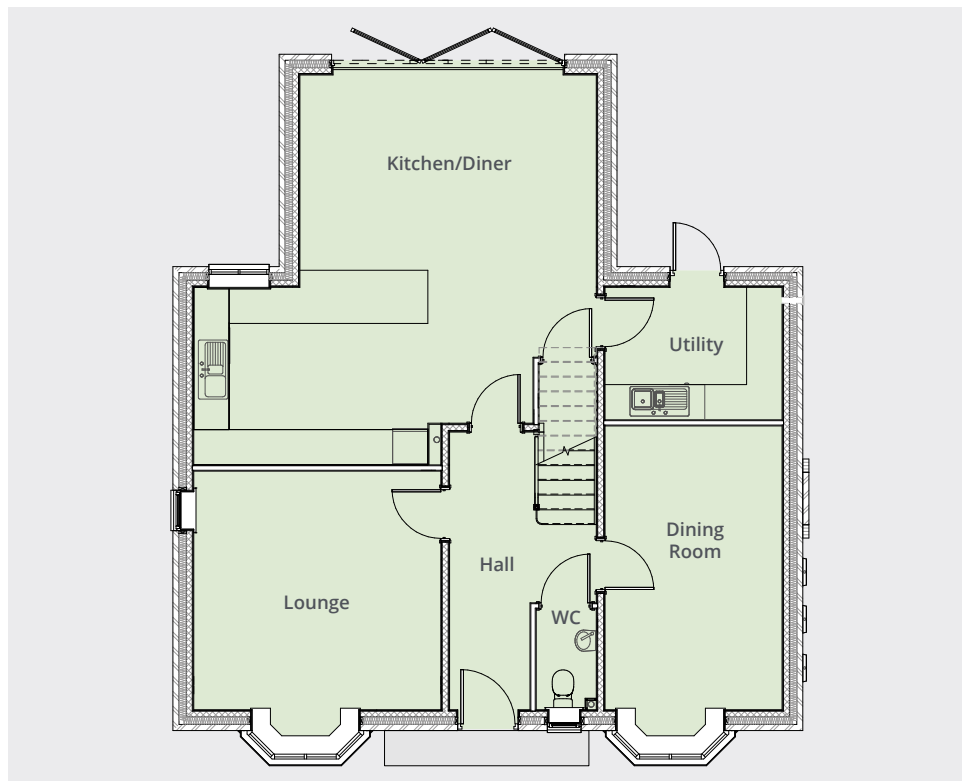




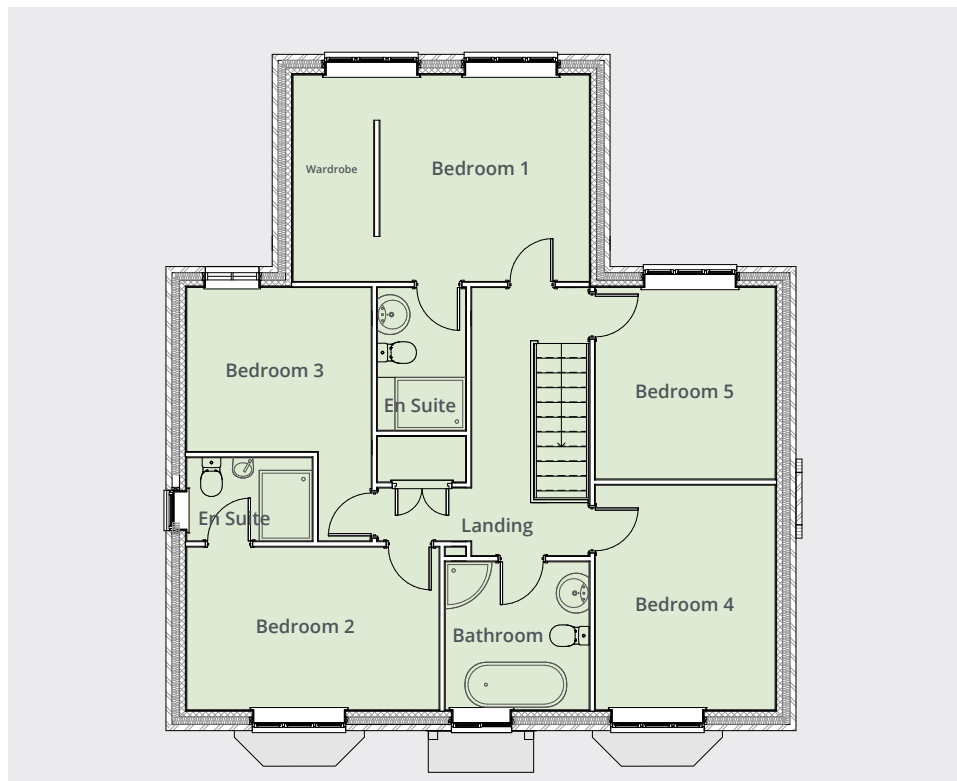


# The Ash

Light and inviting five bedroom home with separate lounge and formal dining room, both with bay windows, and spacious kitchen-diner with U-shaped kitchen area offering a breakfast bar, as well as bi-fold doors to the garden and a utility room. Five bedrooms with family bathroom, en suite to master and divide to dressing area, plus additional en suite to second bedroom.



Ground Floor		
Kitchen/Diner	35.40 m <sup>2</sup>	381.04 ft <sup>2</sup>
Dining Room	14.79 m <sup>2</sup>	159.23 ft <sup>2</sup>
Lounge	17.31 m <sup>2</sup>	186.35 ft <sup>2</sup>
Utility	6.45 m <sup>2</sup>	69.41 ft <sup>2</sup>
Hall	12.29 m <sup>2</sup>	132.34 ft <sup>2</sup>



First Floor		
Bedroom 1	18.26 m <sup>2</sup>	196.54 ft <sup>2</sup>
Bedroom 2	12.07 m <sup>2</sup>	129.96 ft <sup>2</sup>
Bedroom 3	8.93 m <sup>2</sup>	96.11 ft <sup>2</sup>
Bedroom 4	11.88 m <sup>2</sup>	127.90 ft <sup>2</sup>
Bedroom 5	11.16 m <sup>2</sup>	120.16 ft <sup>2</sup>

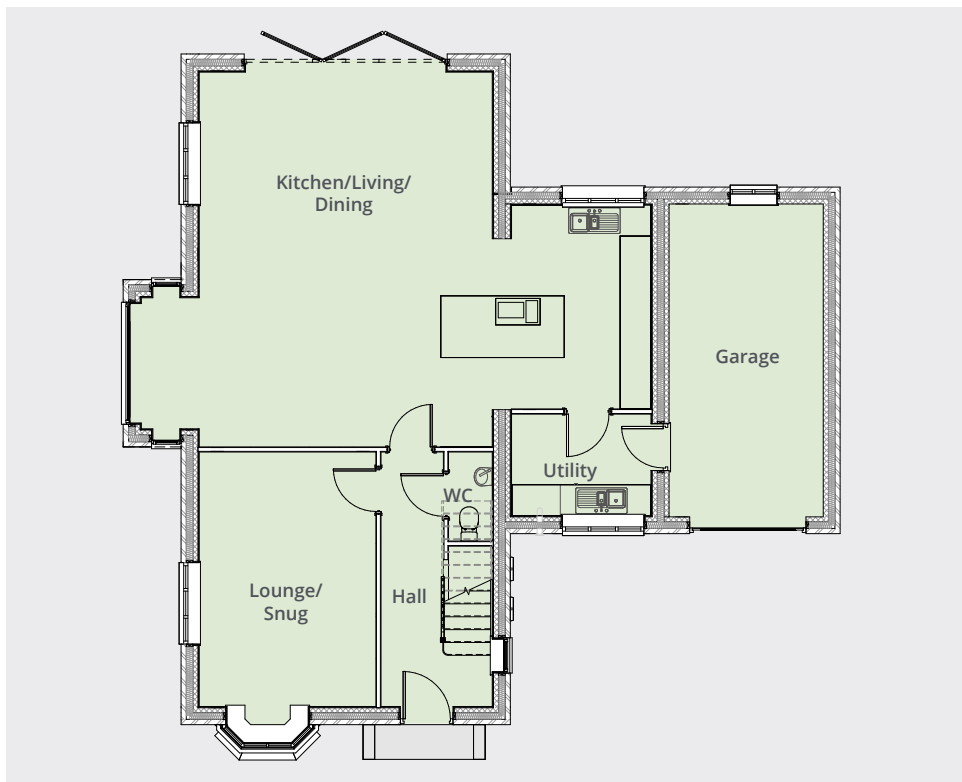






# The Poplar

Grand in appearance, this five bedroom home offers an integral garage, substantial kitchen-living-dining area with bi-fold doors to garden and separate snug lounge for cosy evenings. Five bedrooms with family bathroom and en suite to second bedroom and impressive master suite, with en suite including a free-standing bath.



Ground Floor		
Kitchen/Living/Dining	64.61 m <sup>2</sup>	695.46 ft <sup>2</sup>
Lounge/Snug	17.31 m <sup>2</sup>	186.35 ft <sup>2</sup>
Utility	5.55 m <sup>2</sup>	59.74 ft <sup>2</sup>
Hall	10.77 m <sup>2</sup>	115.92 ft <sup>2</sup>
Garage	18.26 m <sup>2</sup>	196.50 ft <sup>2</sup>



First Floor		
Master Bedroom	19.90 m <sup>2</sup>	214.18 ft <sup>2</sup>
Bedroom 2	11.21 m <sup>2</sup>	120.66 ft <sup>2</sup>
Bedroom 3	13.46 m <sup>2</sup>	144.93 ft <sup>2</sup>
Bedroom 4	11.41 m <sup>2</sup>	122.80 ft <sup>2</sup>
Bedroom 5	7.66 m <sup>2</sup>	82.48 ft <sup>2</sup>

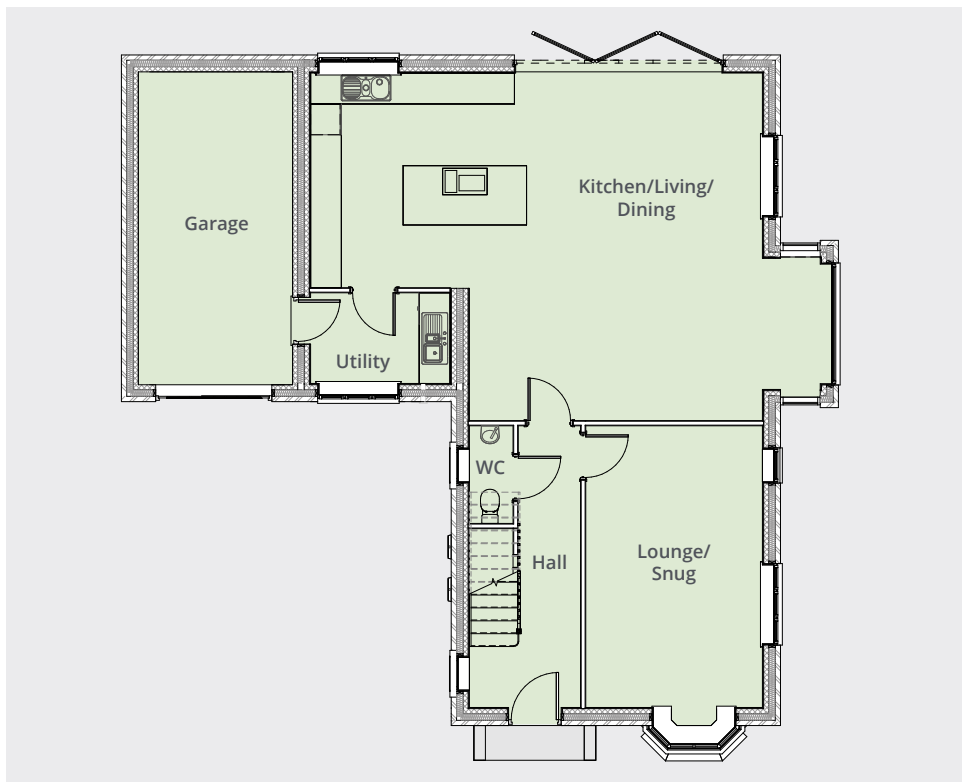




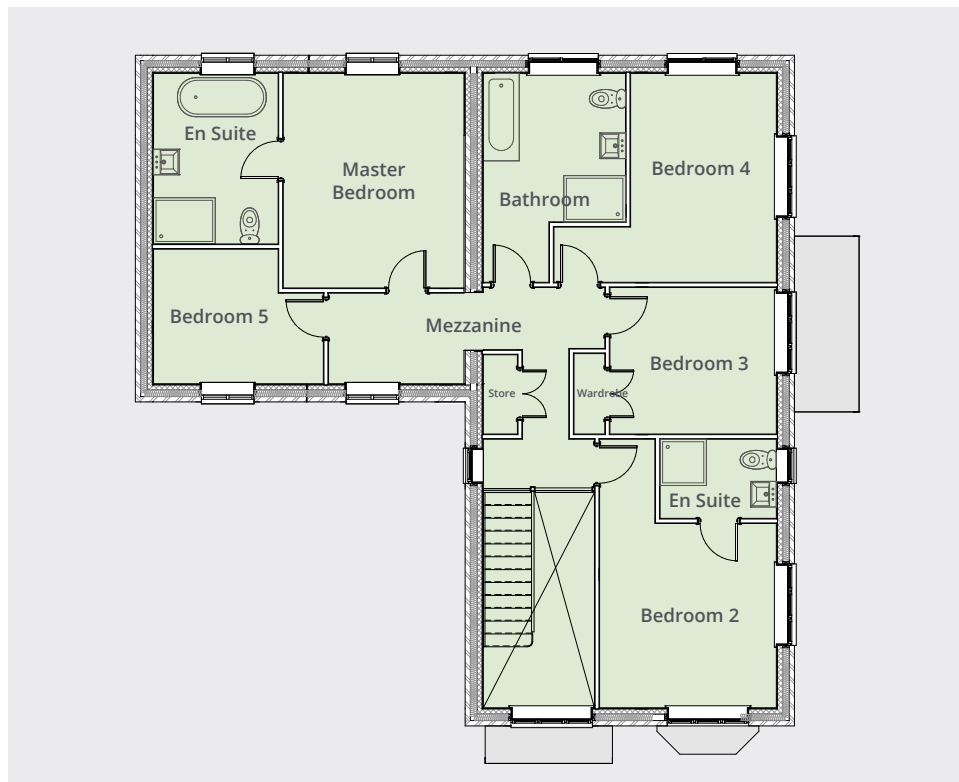


# The Oak

Luxurious five bedroom home with integral garage, snug lounge, considerable kitchen-living-dining area with bi-fold doors to garden and utility room all on the ground floor. Five bedrooms with family bathroom and en suite to second bedroom and impressive master suite, with en suite including a free-standing bath.



Ground Floor		
Kitchen/Living/Dining	60.03 m <sup>2</sup>	646.20 ft <sup>2</sup>
Lounge/Snug	19.15 m <sup>2</sup>	206.17 ft <sup>2</sup>
Utility	4.69 m <sup>2</sup>	50.50 ft <sup>2</sup>
Hall	12.13 m <sup>2</sup>	130.60 ft <sup>2</sup>
Garage	18.26 m <sup>2</sup>	196.50 ft <sup>2</sup>



First Floor		
Master Bedroom	15.45 m <sup>2</sup>	166.30 ft <sup>2</sup>
Bedroom 2	18.27 m <sup>2</sup>	196.63 ft <sup>2</sup>
Bedroom 3	8.25 m <sup>2</sup>	88.82 ft <sup>2</sup>
Bedroom 4	11.78 m <sup>2</sup>	126.78 ft <sup>2</sup>
Bedroom 5	8.87 m <sup>2</sup>	95.48 ft <sup>2</sup>

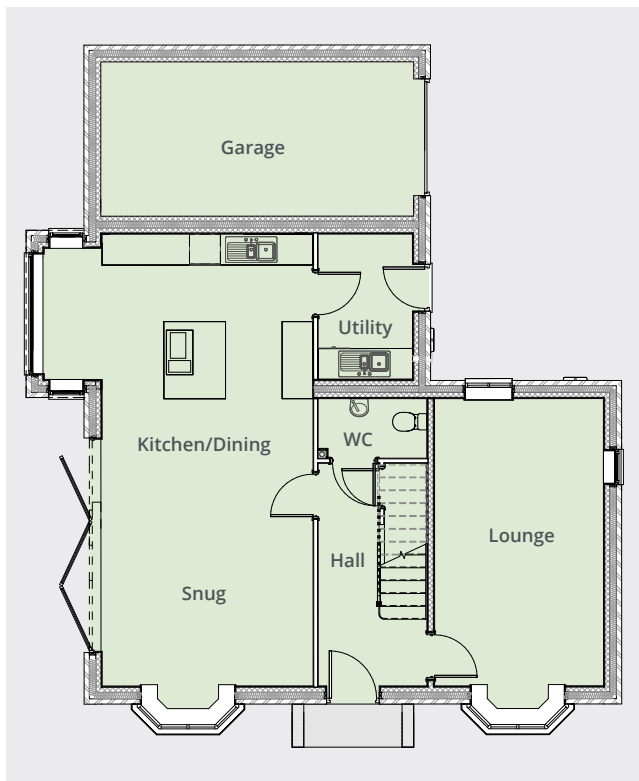




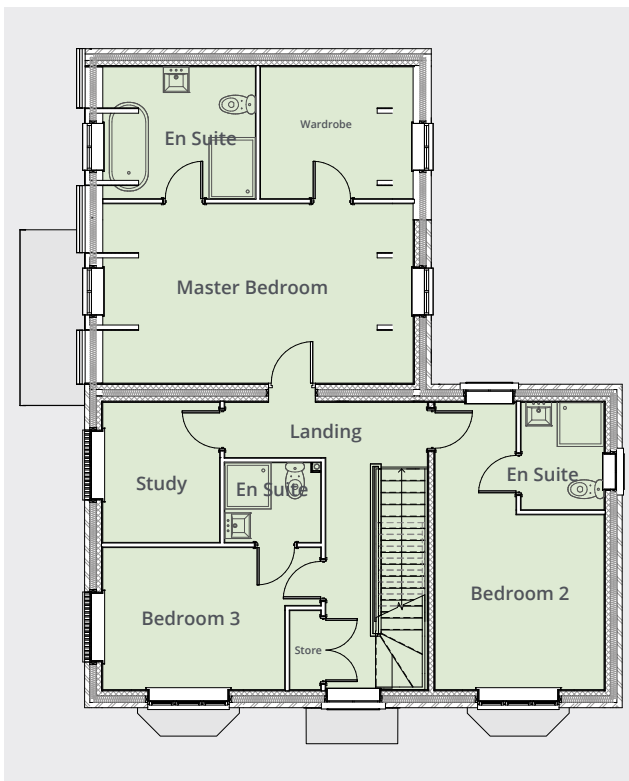


# The Sycamore

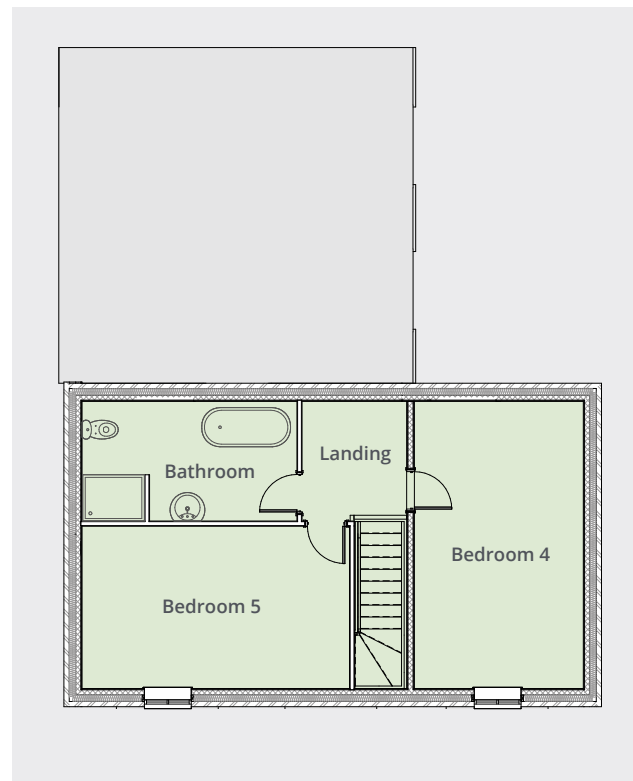
Stately five bedroom luxury home with substantial living accommodation over three storeys, including integral garage, significant kitchen-living-dining room with island, bi-fold doors to garden, additional separate lounge and utility room. Master suite with walk-in wardrobe and four piece en suite, two double bedrooms, two further en suites and study all on the first floor, with an additional two bedrooms and bathroom to the second floor.



Ground Floor		
Kitchen/Dining	10.75 m <sup>2</sup>	115.72 ft <sup>2</sup>
Snug	23.32 m <sup>2</sup>	250.99 ft <sup>2</sup>
Lounge	18.79 m <sup>2</sup>	202.28 ft <sup>2</sup>
Utility	5.38 m <sup>2</sup>	57.92 ft <sup>2</sup>
Hall	9.94 m <sup>2</sup>	106.99 ft <sup>2</sup>
Garage	18.26 m <sup>2</sup>	196.50 ft <sup>2</sup>



First Floor		
Master Bedroom	21.45 m <sup>2</sup>	230.84 ft <sup>2</sup>
Bedroom 2	18.79 m <sup>2</sup>	202.28 ft <sup>2</sup>
Bedroom 3	10.01 m <sup>2</sup>	107.75 ft <sup>2</sup>
Study	6.38 m <sup>2</sup>	68.63 ft <sup>2</sup>



Second Floor		
Bedroom 4	18.79 m <sup>2</sup>	202.28 ft <sup>2</sup>
Bedroom 5	16.74 m <sup>2</sup>	180.14 ft <sup>2</sup>





## Your perfect home, your way

Throughout your Hunters Wood home, you'll find design details you love. Our trusted craftspeople go the extra mile to ensure all the finishing touches are just right, and everything is as it should be from the get-go.

From open-plan kitchens and spacious lounges to contemporary bathrooms and chic en suites, we've laid out every home for relaxed, modern living. Each one's full of little luxuries and we can't wait to show you around. Inside, you'll discover...

- Luxurious kitchens, crafted to be the heart of your home
- Roomy bathrooms and peaceful, private en suites
- Patio doors and, on most house types, bi-folds, opening up your living space and leading into your garden
- Generous uPVC windows for lots of sunlight
- Private gardens, freshly laid with quality turf
- Contemporary flooring, including luxury vinyls in wet areas
- Beautiful kitchen and bathroom tiles

Our houses are carefully curated with a palette of contemporary colours, textures and materials, while our trusted craftspeople make sure every detail is finished to an exceptional standard. It's what makes a Peter James Home feel different, from the moment you walk in.

If you'd like to upgrade and add a little extra individuality, we're always here to help. Just ask your adviser about our range of bespoke finishes. With luxurious flooring, tiling and fixtures, we've got just the thing to make your home your own.



Experts in building outstanding homes  
designed for modern living







## How to find us



To find out more about our 3, 4 and 5 bedroom homes at Hunters Wood, Gedling, just call our team on **01159 819 828** or email us at **[westbridgford@williambrown.co.uk](mailto:westbridgford@williambrown.co.uk)**

A development by



Feel at home

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