



Oakwood House, Monyash Road, Over Haddon, Derbyshire, DE45 1HZ



Monyash Road

Offers In The Region Of

£1,250,000

Nestled in the serene and picturesque village of Over Haddon, amidst the rolling fields of the White Peak & overlooking the breathtaking Lathkill Dale, stands an impressive stone-built detached residence. Boasting six bedrooms, three bathrooms, & ample living space spread over three floors, this home offers a luxurious retreat amidst the tranquil Derbyshire countryside.

Upon arrival, a gated driveway welcomes you, leading to a double garage with electric doors & providing parking for multiple vehicles. The property sits within approximately 1.78 acres of meticulously landscaped gardens & an adjoining paddock, offering sweeping views of the surrounding countryside.

Stepping inside, you are greeted by an inviting entrance hall with built-in storage & a WC. The heart of the home lies in the spacious dining kitchen, featuring an Aga, a comprehensive range of fitted units & built-in appliances, flowing into the utility room. A triple aspect reception room awaits, adorned with a feature fireplace housing a multi-fuel stove, opening into the formal dining room & further extending into an attractive conservatory & connecting sitting room, perfect for entertaining or relaxing.

Ascending to the first floor, a landing leads to a large triple aspect double bedroom with an en-suite, a double bedroom & a well-appointed bathroom with a separate shower enclosure. The second floor offers additional accommodation, comprising a triple aspect double bedroom, a double bedroom, a shower room & a further bedroom, providing versatile living spaces to suit every need.

Outside, the beautifully landscaped gardens envelop the property, boasting seating terraces, planted beds, borders, specimen shrubs & trees, creating a serene oasis for relaxation and enjoyment. With direct access to local walks, proximity to the esteemed Lathkill Hotel & within the catchment area of Lady Manners school. This home offers an idyllic lifestyle & remains conveniently commutable to major commercial centres.



- An Impressive Family Home With Spacious & Flexible Living Accommodation
- Stunning Landscaped Gardens & Adjoining Paddock Amounting To 1.78 Acres
- Within Highly Regarded Primary & Lady Manners School Catchment
- Excellent Local Amenities At Nearby Bakewell
- A Peaceful & Picturesque Setting With Commanding Countyside Views
- Direct Access To Many Local Walks At Lathkill Dale
- Immaculately Presented Throughout With High Quality Fittings & Traditional Features
- Double Garage & Off Road Parking For Several Vehicles
- EPC: Rating C
- Viewings: Bakewell Office



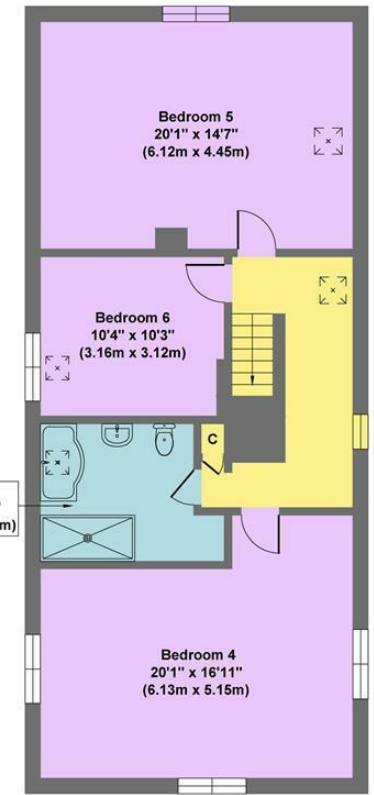
Oakwood House



Ground Floor
Approximate Floor Area
1631 sq.ft
(151.56 sq.m.)



First Floor
Approximate Floor Area
1323 sq.ft
(122.88 sq.m.)



Second Floor
Approximate Floor Area
976 sq.ft
(90.63 sq.m.)

Approx. Gross Internal Floor Area 2299 sq.ft / 213.51 sq.m

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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