



1 Duchess Drive

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WHATLEY
— LANE —





PROPERTY SUMMARY

A striking three bedroom Victorian former gatehouse, one of two commissioned by the 5th Duke of Rutland to mark the entrance to his Cheveley Park Estate at the opening of Duchess Drive, a tree-lined avenue planted in memory of his late wife. Featuring elaborate carved brickwork, attractive Dutch-style gables and two coats of arms. Seamless one-level living flows from the Reception Hall; the Kitchen with its walk-in pantry and separate utility area, sitting room with cossetting feature fireplace, separate dining room, stunning office/studio, sumptuous bathroom suite with clawfoot bath, twin basins and separate shower that serves the two bedrooms with their built-in wardrobes and additional attic space.



PROPERTY TYPE

Gatehouse



SQ FT

1194 sq ft



BEDROOMS

2 (3)



BATHROOMS

Large bathroom
Cloakroom



PARKING

Extensive gravel parking area
Further off-street parking



OUTDOOR

Large garden



RECEPTION ROOMS

The inner hallway leads to the principal reception room with its lovely bay window framed by an arch and a cosseting open fireplace that serves as the focal point with elegant striped pined woodwork showcased. The dining room hosts a feature cast iron basket fireplace with a decorative wood mantelpiece combined with attractive period tiles enhanced by stripped period pine storage and picture rails. The light-filled space is warmed by pamment tiles and a large sash window. There is the benefit of a large studio space, currently used for yoga, and that can double as a further bedroom. French doors open to the large garden.





DIMENSIONS

Sitting Room	14'11" x 13'4"	4.55m x 4.06m
Dining Room	11'4" x 9'10"	3.45 x 3.00m
Studio / Bedroom three	16'6" x 7'4"	5.03m x 2.24m

KITCHEN

The vaulted kitchen can be accessed from the side entrance across a delightful courtyard. Of particular note is the charming Belfast sink which is placed central to the garden views. An array of traditional handmade cabinetry and solid oak worktops are sensitively blend with the exemplary traditional craftsmanship exhibited throughout the property. The retro gas double oven sits within a tiled recess with a wine rack to one side. There is a desirable adjoining pantry in addition to a useful utility space.

DIMENSIONS

Kitchen	10'2" x 7'10"	3.10m x 2.39m
Pantry		
Utility		





BEDROOMS

The two bedroom spaces enjoy natural light - one with a further bay window and decorative arch. Both have large fitted sliding mirrored wardrobes to provide optimum storage.



DIMENSIONS

Principal Bedroom	13'6" x 13'4"	4.11m x 3.66m
Bedroom Two	13'5" x 10'10"	4.09m x 3.30m

BATHROOM

A spacious bathroom suite with a sumptuous roll top bath complete with clawfoot and chrome shower fittings. A large fully tiled and enclosed shower creates a spa-like atmosphere while the twin pedestal basins with tiled splashbacks and elegant ceiling light create a luxury environment.



SPECIFICATION

- Victorian-style radiator with cast iron towel rail
- Fully enclosed shower
- Twin pedestal basins
- Traditional ceramic wc





OUTDOOR LIVING

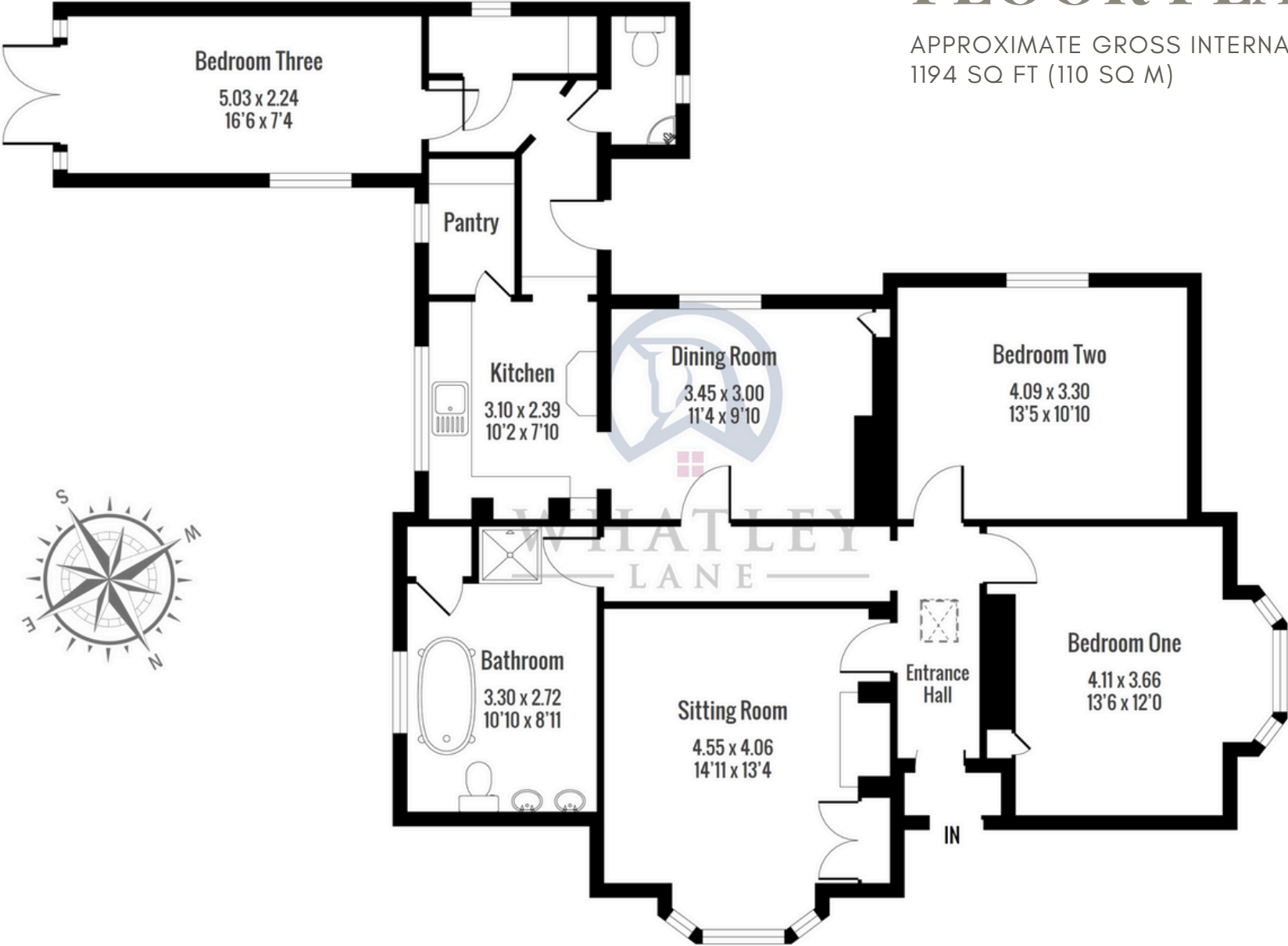
Two extensive gravel parking areas lead to a delightful large garden principally laid to lawn and with a zoned entertaining area with raised decking. Mature shrubs, hedging and specimen trees soften the enclosed space. There is a woodstore and a quaint courtyard area.





FLOOR PLAN

APPROXIMATE GROSS INTERNAL AREA
1194 SQ FT (110 SQ M)



homeowner

THE INTERVIEW

Mel Kilby shares her experience with James Sawyer of Whatley Lane.

WL: What most attracted you to Duchess Drive?

Wow, so many things. The history and character of the property. I love the open fires, the big bay windows and the awesome pantry. I love the mature garden and the space that's around the house... with so many little areas to enjoy.

I love the location and the fact that it's close walking distance to the town centre, the heath where you can watch the racehorses and walk the dog.

I love the little pub close by with its garden, freshly prepared and cooked food and friendly atmosphere. I like the tranquility of South Lodge and its beautiful garden but as you step out of its enclosed little haven, you have people and life around you.

WL: What appeals to you with one-level living?

I don't really mind if it's one level or not but I love the way the house flows from one room to another and the quiriness of the house.

WL: What's important to you when you're working from home?

A room for my office, files etc. a quiet place to work from with lots of light. South Lodge is perfect as it has its own little studio at the back which opens out into the garden. It also has separate parking and access to the rear so anyone visiting me at work doesn't have to walk through the house. There's also a separate cloakroom. I believe the lady who lived here before me had a clinic, or practice of some kind in this room.

WL: What's your favourite room in your house and why?

I honestly can't answer that... I love the bedrooms, especially the main bedroom with the large bay window, high ceiling and storage. I love the lounge with its open fire, bay window and the soft luxury carpets.

I also love the office/studio as I can open the French doors right up on a sunny morning and practise my yoga. I love the kitchen as it overlooks the garden and the pantry is amazing. I also love my large bathroom with my twin sinks, roll top bath and large separate shower. The dining room is also beautiful with the open fireplace, walnut dresser and sash window to the small courtyard.

WL: What is your favourite object of affection?

Object?! Not sure, maybe my artwork.

WL: In the event of a house fire, what would you save and why?

My daughter and my dog!

WL: What's your best antique find?

The House!

WL: How would you describe your interior style?

Elegant, with the perfect combination of modern and traditional to complement the house.

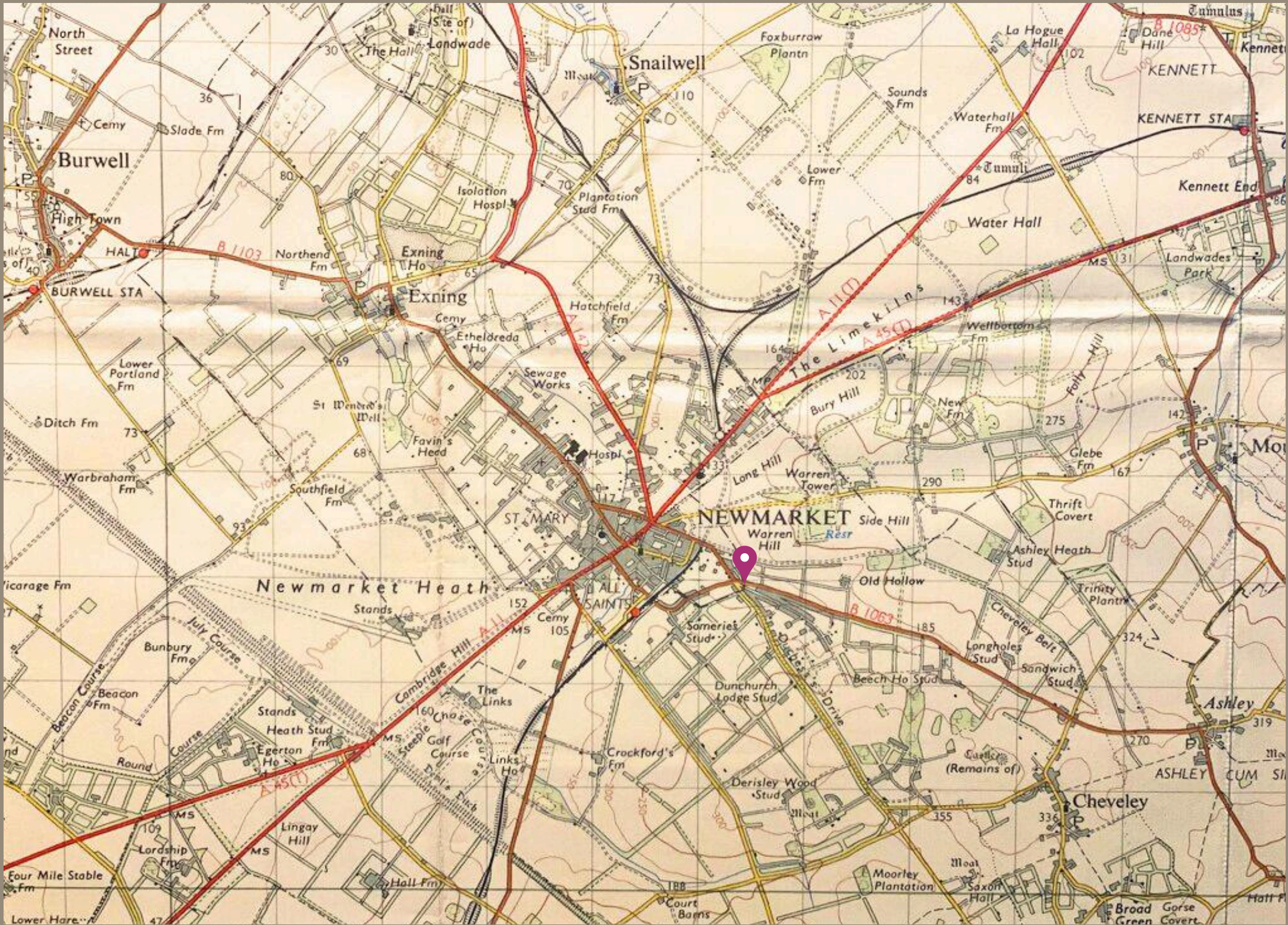
WL: Is there anywhere else you'd like to have a home?

Bury St. Edmunds... or maybe St. Lucia! :)

END

Mel Kilby







Cheveley Park manor house by Jan Siberechts, 1681

PROVENANCE

The Lower Park Gate formed the beginning of the carriage drive to the house at Cheveley Park Estate (*top right*). The drive has now become Centre Drive. The two lodges either side of the gate are clearly visible as is 'South Lodge', 1 Duchess Drive to the right. The private narrow gauge railway was not a permanent feature, but was laid to transport materials from the old railway station up to the mansion when it was being built between 1896 and 1898.

The old Cheveley Park manor house (*top*) was demolished to make way for a Victorian mansion by Harry McCalmont who purchased the property from the Manners family, the Dukes of Rutland, after being left a fortune by his millionaire uncle. Duchess drive was named such after the 5th Duke of Rutland's late wife, and who planted lime trees in memory of her. The fate of the house (*right*) was short lived, having fallen into disrepair and eventually being demolished in 1925.



Lower Park Gate, circa 1900



New Cheveley Park mansion, circa 1900



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