

The Pastures

Repton, Derby, DE65 6GG

John German



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£695,000

Set in a secluded position and standing on a fabulous garden plot of approx 0.32 acres is this lovely family home enjoying an open aspect to the rear with a large drive and detached garage.

It offers further potential to extend and modernise in your own style (subject to PP).

Situated in the sought after village of Repton, the ancient capital of Mercia, having a period high street that hosts a range of individual amenities including a post office, butchers, convenience store, beautiful church, active village hall, dentist, popular public inns and eateries. It is also well known for its public school alongside St Wystans Primary School. The village is well placed for the nearby A50 and A38 linking Derby, Birmingham, Nottingham, Lichfield, Stoke on Trent and beyond.

The house stands on a wonderful established garden plot including an expansive driveway and a detached single garage. A canopy porch gives access to the entrance door that opens into an impressive and welcoming reception hall with parquet flooring and stairs to the first floor. Doors lead to all of the ground floor accommodation including the guest's cloakroom having a WC and wash hand basin plus a window to the side.

The light and spacious triple aspect lounge has a log burning stove providing a focal point together with French doors opening out to the side garden offering a fantastic private outdoor retreat.

Along the hall is a lovely dining room that overlooks the rear garden which is perfect for entertaining, also with a focal point fireplace.

At the heart of the home is the well appointed breakfast kitchen equipped with a range of base and eye level units, worksurfaces, an extractor fan plus space for a cooker (electric and gas supply available) and further appliances. There is ample room for a dining or breakfast table and French doors frame views and open out to the rear garden.

Off the kitchen is useful utility room with the gas boiler, additional appliance space and fitted cupboards.

On the first floor a substantial landing has doors to four generously proportioned bedrooms, ideal for families, served by a well appointed bathroom fitted with a three piece suite.

The rear gardens are a real feature with a paved terrace, ideal for outdoor dining and spacious shaped lawns beyond surrounded by well established borders, a wildlife pond plus a vegetable/kitchen garden.

Notes: The property is located in Repton Conservation Area.

The property is located off a private road with right of access across a neighbours driveway, a £1 annual charge is payable to Repton School.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/ coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/09042025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

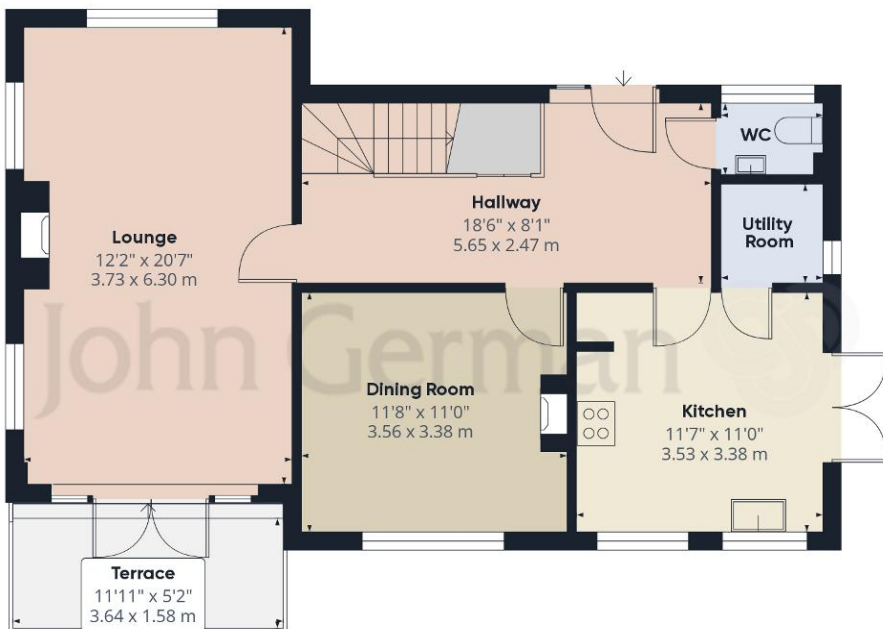




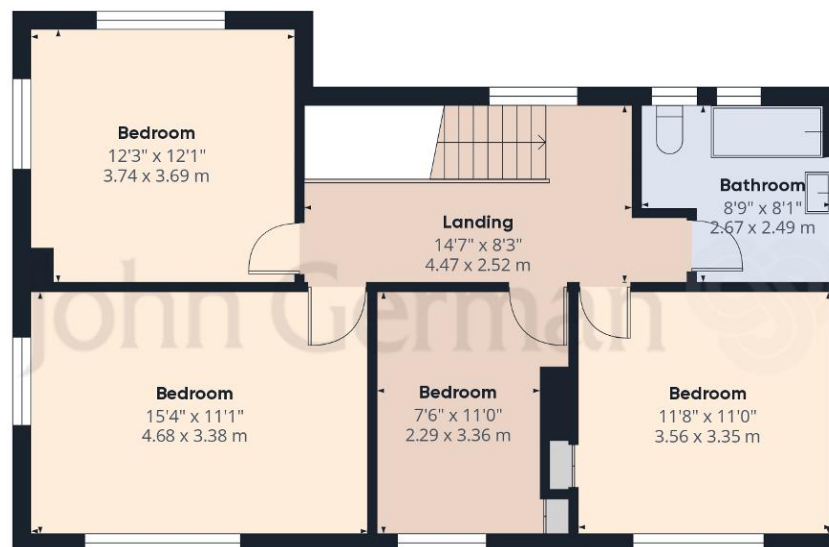




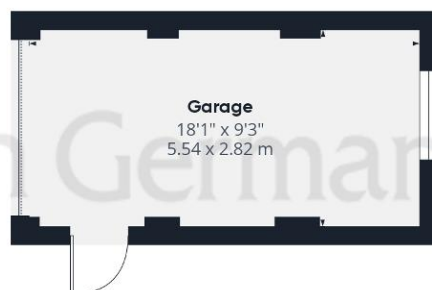




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

5957.4 ft²

553.46 m²

Balconies and terraces

284.6 ft²

26.44 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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