

Monsom Lane

Repton, Derby, DE65 6FX

John 
German





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£699,950

Located in the sought-after village of Repton, this substantial four-bedroom detached home offers over 2,200 sq ft of thoughtfully arranged accommodation - ideal for families seeking space, flexibility, and a peaceful setting.

At the heart of the home lies a large, light-filled kitchen/diner, enhanced by Velux windows and views across the garden. Fitted with ample wall and base units, it features a double eye-level oven, induction hob, and space for an American-style fridge freezer. French doors open directly onto the garden - perfect for entertaining or enjoying relaxed family meals in tranquil surroundings.

The main living room is spacious and welcoming, with a feature chimney breast housing a gas fire, a side window overlooking the garden, and patio doors opening to the rear. A second reception room off the hallway functions well as a playroom, home office, snug, or additional lounge. A third reception room, currently used as a dining room, adds further versatility. Combined with the ground-floor WC, these spaces also lend themselves to the possibility of single-storey living, if desired.

A practical utility room with external access is ideal for managing muddy boots, pets, or hobbies. Upstairs, the generous landing leads to four well-proportioned bedrooms. The principal bedroom includes a dedicated dressing area, creating a private and functional retreat. Two of the remaining bedrooms are generous doubles with ample space for wardrobes and additional furniture. The fourth bedroom, while the smallest, is well-suited as a nursery, study, or single bedroom. All rooms benefit from lovely, private views over the property's own plot.

The first floor features two bathrooms: a shower room with cubicle, WC, wash basin, and generous storage; and a separate family bathroom complete with bath, wash basin, WC, and both wall and base storage units - ideal for busy households.

Outside: Set well back from Monsom Lane, the property enjoys a quiet and private position at the end of a small, exclusive cul-de-sac. A private driveway offers ample off-road parking and leads to a spacious double garage. Discreetly positioned in the corner of the development, the home offers a wonderful sense of seclusion while remaining just a short distance from friendly neighbours. Centrally located within its generous plot, the house is surrounded by wrap-around gardens that provide excellent access and a seamless connection to the outdoors.

Repton is one of South Derbyshire's most prestigious and historic villages, best known as the home of the renowned Repton School. Rich in heritage and character, the village offers a delightful blend of period architecture, welcoming pubs, independent shops, and scenic countryside walks. The nearby River Trent and nature reserves provide peaceful outdoor spaces, while the surrounding landscape offers excellent opportunities for walking, cycling, and family days out.

The village is ideally located for commuters, with easy access to the A38 and A50, linking to Derby, Burton upon Trent, Birmingham, and the wider Midlands. Rail connections from nearby Willington or Burton offer fast travel to major cities, and East Midlands Airport is less than 30 minutes away. With its combination of village charm, excellent schooling, and superb connectivity, Repton presents an exceptional lifestyle opportunity for families, professionals, and retirees alike.

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. Access to the property is via a shared drive with 28 Monsom Lane.

Property construction: Standard

Parking: Driveway & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC

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: JGA27052025

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 AMLID 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.





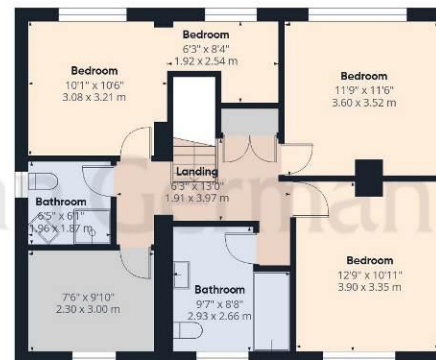








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2201 ft²

204.5 m²

Reduced headroom

16 ft²

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

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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		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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