

# Spinney Lodge

Repton, Derby, DE65 6PH

John German









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£925,000

Set on a stunning secluded 0.24 acre gated garden plot with a triple detached garage is this spacious palatial home, built upon very generous lines ideal for a large family with a hall to impress featuring four reception rooms, kitchen/diner, galleried landing, 5 bedrooms, 2 en suites and a family bathroom.

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This outstanding property is set on a private gated development in a secluded yet peaceful location which is perfectly placed for Repton School, the School houses, the village shop, a choice of pubs and countryside walks. It is well placed for the nearby A50 and A38 linking Birmingham, Nottingham, Lichfield, Stoke on Trent and Derby.

The property is in beautiful condition and designed with acres of reception space and a feature staircase with galleried landing above.

The four reception rooms cater for the largest of families - to the left a large sitting room with bay window to front has a door connecting to the kitchen/diner. Across the hall a spacious home office/study has views to the front and to the rear is a separate dining room with wonderful garden views makes an ideal space to entertain. Finally a stunning living room features an inglenook style fireplace and French doors seamlessly linking the inside and out.

At the heart of the house is the recently modernised and generously sized kitchen/diner equipped with a wide range of units providing plenty of storage, a range of integrated appliances and ceramic sink with waste disposal. The kitchen enjoys garden views and the added practicality of a separate utility room with access to the side elevation. Completing the ground floor is a large 'through' under stairs cupboard and guest's WC.

The first floor begins with an amazing galleried landing creating a feeling of space. There are five bedrooms all of which are double in size and all have fitted wardrobes. The impressive master has a fully fitted ensuite and bedroom two also has the benefit of its own luxury en suite. Bedrooms three, four and five share a well appointed family bathroom with both a bath and separate shower and all bedrooms benefit from fitted storage.

The house stands on a genuinely outstanding plot, the best on this private development of just five bespoke homes accessed via an electric gated entrance.

Gates open to a large expansive block paved drive with the significant and rare benefit of a triple detached garage perfect for car enthusiasts with the potential for a variety of uses, having an electric double door, single door and pedestrian side door.

Gardens wrap around the house with extensive lawns and the beautifully tended rear garden offering amazing outdoor space.

Note: We understand the property is in Repton conservation area and there is an estate management fee currently of £350 per annum to Spinney Lodge Freehold Management Ltd.

**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 triple garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Fibre

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 G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/25072025

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.

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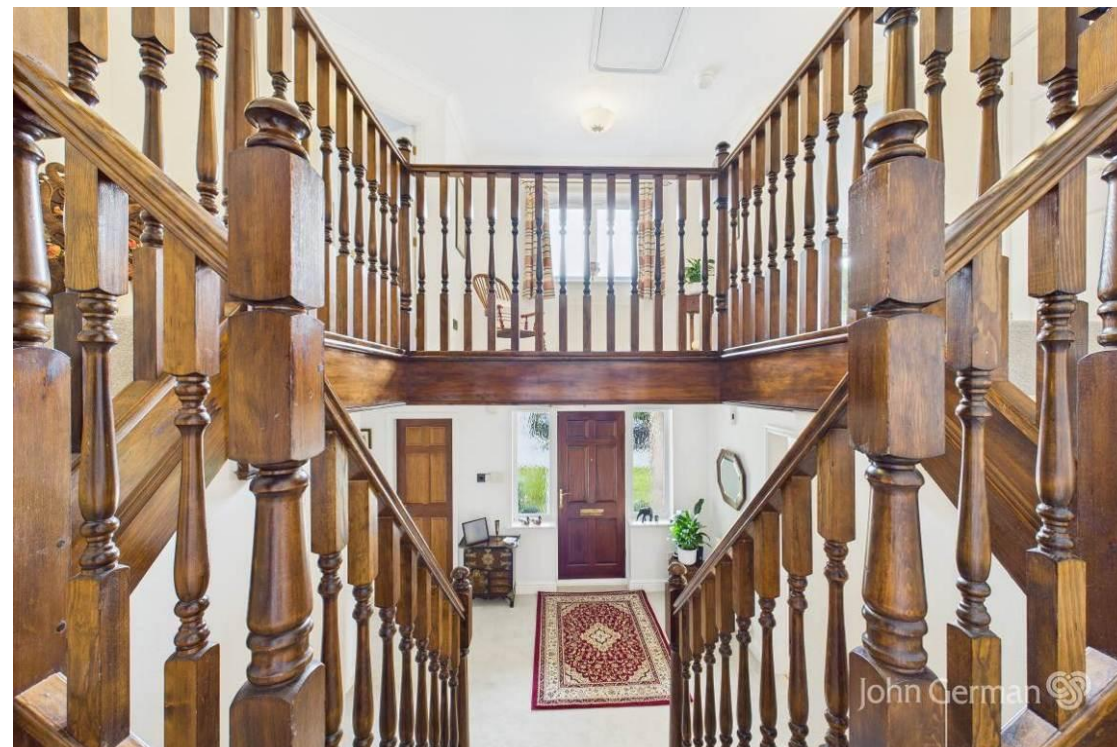




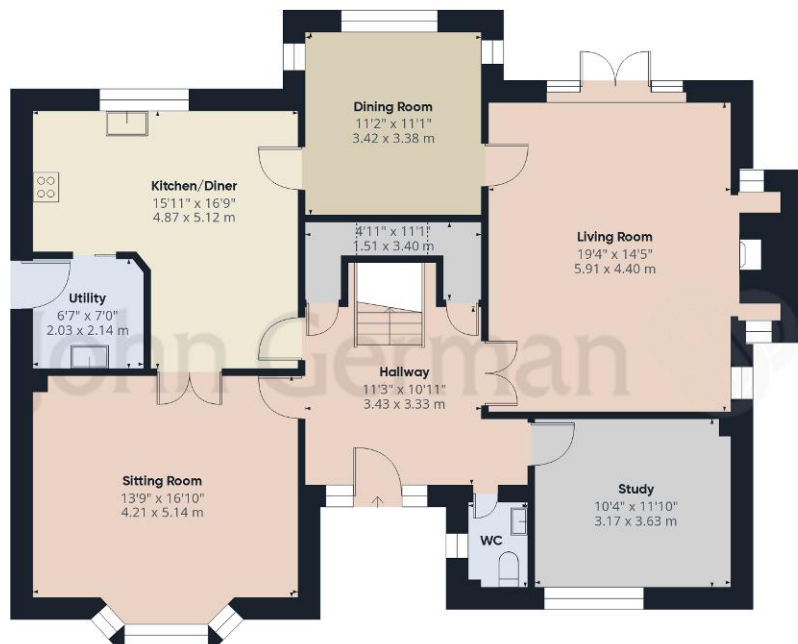




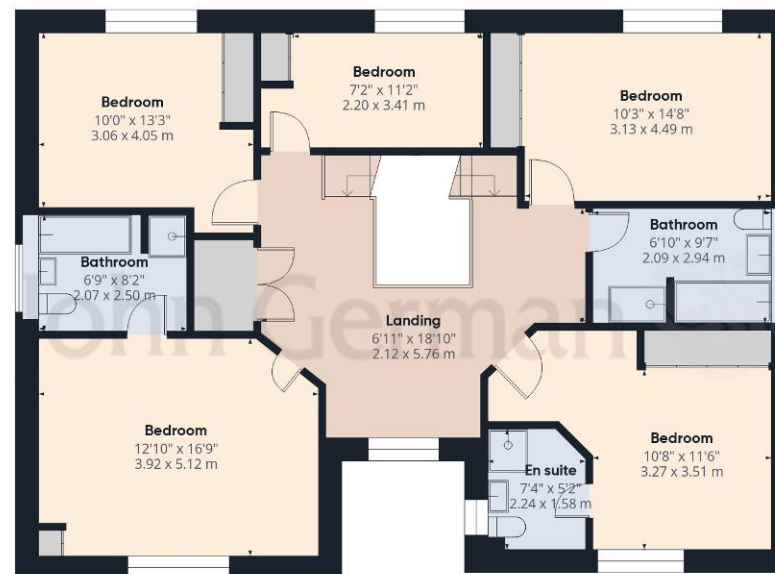




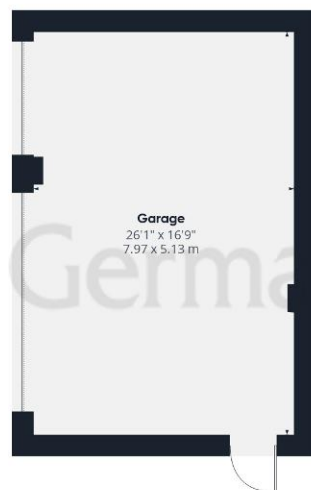




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2888 ft<sup>2</sup>

268.3 m<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>

1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

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**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	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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