

# New Row

Draycott-in-the-clay, Ashbourne, DE6 5GZ

John  
German





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£475,000

Stunning double fronted cottage, refurbished and finished to an exceptionally high standard with high end fittings throughout. Well laid out with 2 open plan sitting rooms & a separate dining room all with feature beams, 1 with a rustic fireplace & log burner, 3 double bedrooms & a luxury shower room.



The village of Draycott in the Clay boasts a range of good pubs and restaurants, post office/shop, school and there are excellent transport links to the A50 with its M1 and M6 connections and to the A38. The towns of Burton on Trent, Derby and Lichfield are within commuting distance. The market towns of Uttoxeter and Ashbourne are both within easy reach and both offer a wider range of amenities including sports and leisure facilities. Uttoxeter also benefiting from a local railway station and Uttoxeter's famous racecourse.

Entrance to the property is to the front with a storm canopy over a composite entrance door opening into a central entrance lobby with stairs rising to the first floor and doors leading off to the main living spaces. The front sitting room features a rustic open fireplace with an inset log burner, beamed ceilings and front facing bay window. The room is separated from the rear sitting room by way of a clever divider with an authentic looking decorative beam, this divider is not structural and could be removed to create one large open plan living space if desired. The rear sitting room also has a beamed ceiling and a large understairs cloaks cupboard. French doors open out onto the canopied rear patio.

The kitchen was fully refitted by Creative Interiors, Derby with a superb range of ultra-modern units incorporating clever soft close drawer storage, hidden spice and larder storage as well as counter top appliance storage, Corian worktops with a moulded drainer and matching upstands, inset one and a half bowl sink with "Quooker" boiling water tap and soap dispenser, integrated dishwasher, eye level "Neff" self-cleaning oven with hide away door, combination microwave oven, and an induction hob with a compact hanging extractor over. There is a window over the sink with views out onto the rear garden, Karndean flooring, a heated towel radiator and a co-ordinating internal door leads to the rear lobby and utility room whilst another decorative divider provides separation whilst retaining a clear line of sight through to the dining room.

The rear lobby has a rear part glazed entrance door to the rear, Karndean flooring. A door leads to the guest cloaks/WC whilst at the other end of the lobby is a spacious utility area with a range of fitted storage units and shelving and space for an American style fridge freezer, plumbing for washing machine, space for a tumble dryer and a window to the front. The cloaks/WC has been fitted with a modern two piece suite comprising concealed flush WC, vanity wash basin with storage beneath, Karndean flooring, chrome heated towel rail and window to the rear.

On the first floor the enclosed staircase leads to the landing which has a superb walk-in storage/airing cupboard providing excellent storage and drying space, door lead off the landing to the bedrooms and the shower room.

The luxury shower/wet room is like stepping into a spa, beautifully fitted with sleek range of fitted storage incorporated into a vanity sink unit with marble countertops and accent lighting, concealed flush WC, tiled flooring with under floor heating running through into the spacious walk-in shower area with glass screens, brushed chrome radiators, extensive tiling to splashback areas and a window to the side.

Bedroom one has a great view over the rear garden and is fitted with an extensive range of bedroom furniture including bedside units, a comprehensive range of drawer units and a cushioned seat with storage under. Bedroom two has views over open countryside to the front and has wardrobes and storage fitted across the long wall with sliding doors, built-in over stairs storage cupboard. Bedroom three has been fitted out as a large multi-purpose home office and craft room with an excellent range of built-in storage desks and work stations, views again over fields to the front.

Outside, the property is set back from the road behind a pretty front garden with a low boundary wall with wrought iron railings. To the side is a double width block paved driveway providing off road parking as well as access to the double garage with an electric vehicular door and a courtesy door to the side. There are solar panels on top of the garage roof with storage batteries. To the rear of the garage is a very useful workshop/studio with power heating and lighting connected and to the rear of that is a greenhouse.

The rear garden is an absolute picture during the spring and summer months with a well kept lawn and extensive well stocked flower beds and borders. Adjacent to the property is a lovely Victorian style glass topped canopy with an extensive cobbled seating area beneath with halogen heaters. At the bottom of the garden is a large, raised patio with a gazebo and one of two large timber sheds the second of which is to the left hand side of the garden with a second paved patio in front. Power is connected to the sheds and greenhouse.

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

**Property construction:** Brick

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Air source heating

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

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

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

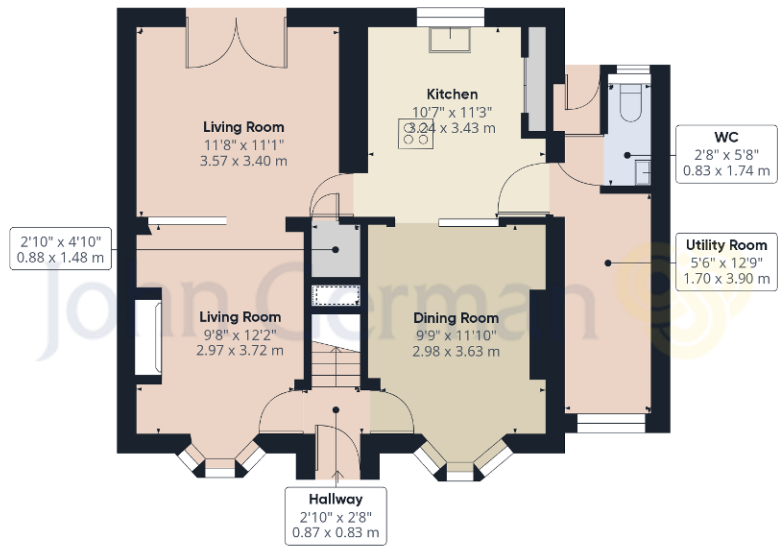
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E

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

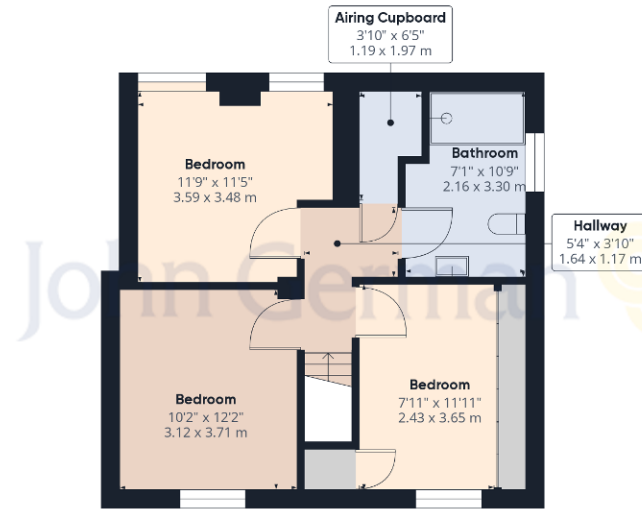
**Our Ref:** JGA/08022024

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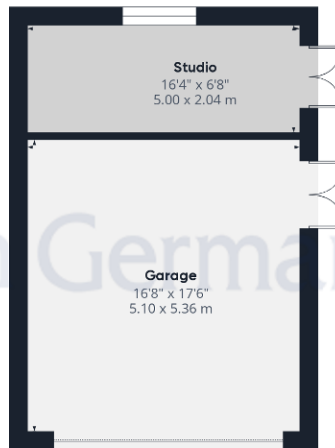




Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2


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

1566.96 ft<sup>2</sup>  
145.58 m<sup>2</sup>

**Reduced headroom**

3.23 ft<sup>2</sup>  
0.3 m<sup>2</sup>

Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

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### Agents' Notes

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### 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		92 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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