

Brocksford Court

Doveridge, Ashbourne, DE6 5PA

John German





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£550,000

Grade II listed three-bedroom home in a sought-after executive development. Stylish blend of character and modern finish, immaculately presented with landscaped garden, field views, double garage and parking.



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Located within a highly sought-after executive development, The Clock Tower is a Grade II listed, three double bedroom attached property offering a blend of character features with a modern finish. Extensively refurbished by the current owners during their ownership, the property is immaculately presented throughout. The accommodation includes three bedrooms and two bathrooms, making it well-suited to couples seeking a unique home with space and style. The availability of full fibre broadband further enhances its suitability for those working from home.

Externally, the property benefits from a beautifully designed and maintained garden, ideal for both relaxing and entertaining, with open field views providing a pleasant backdrop. A double garage and off-street parking add to the practicality, while the peaceful setting within a well-regarded development offers privacy without compromising on location.

Entering through the solid wooden door, you arrive in a welcoming reception hallway with engineered oak flooring that flows through much of the ground floor. From here, doors lead to the sitting room, dining kitchen, and ground floor wet room.

The engineered oak flooring continues into the sitting room with a granite fireplace with inset electric fire providing the central focal point. Stone mullion windows offer a glimpse of the property's heritage, while an opening leads into the adjoining garden room.

The garden room is bright and well-presented, with tiled flooring and windows overlooking the rear garden. A door offers direct access to the rear garden.

The ground floor wet room has a modern design, with tiled flooring, a floating wash hand basin with vanity cupboard, low-level WC, and a walk-in shower with chrome mains shower. There is also recessed shelving space, a heated towel rail, and extractor fan.

Moving into the dining kitchen, it has stone slab flooring running throughout, complementing granite work surfaces with matching upstands and an inset 1½ sink with a chrome Quooker boiling tap. There are a range of fitted cupboards and drawers with integrated Bosch appliances, including an electric fan oven and grill, microwave/combi oven with warming drawer, four-ring induction hob, and extractor. There is a matching island with two fridges and a seating area. A wooden door leads directly into the rear garden, while a further door gives access to the staircase to the first floor with a useful understairs storage cupboard.

Upstairs, a split-level landing gives access to the three bedrooms and the main bathroom. The principal bedroom is a well-proportioned double, complete with fitted wardrobes, bedside tables and a dressing table with drawers.

The bathroom has tiled flooring, a roll-top bath with chrome mixer tap and handheld attachment, pedestal wash hand basin, WC, heated towel rail, electric shaver point and decorative wood panelling. A built-in wooden cabinet houses the original and operational clock mechanism-an interesting and unique feature that gives the property its name.

The second bedroom is a double with a built-in wardrobe and a window overlooking the rear garden. The third bedroom, also a double, features a Velux roof window, built-in wardrobes and drawers, and a fitted dressing table. This room also has hidden access to a large attic space, ideal for storage and housing the hot water tank.

Outside to the front of the property is a low maintenance courtyard garden with gravel seating area. To the rear of the property is a private, landscaped garden designed with both relaxation and entertaining in mind. A block-paved patio offers a traditional seating area surrounded by mature flowering and herbaceous borders, with a lawn and plum slate edging. Steps lead down to a contemporary composite decked terrace, perfect for outdoor dining or entertaining, with an adjacent gravelled area providing additional space for seating or a barbecue. The garden enjoys open views across the surrounding fields.

Just a short walk from the property, at the entrance to the development, is a detached double garage with twin doors and a driveway offering off-street parking. There are also visitor car parking spaces.

Please note: The property includes a flying freehold over part of the Clock Tower. As part of this, the owners are responsible for maintaining the clock and ensuring it remains in working order. The current owners contribute approximately £200 towards the annual service. We are informed by our clients that there is no management fee applicable for the development or surrounding area. Prospective buyers are advised to consult their legal advisers regarding these matters.

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 & garage, plus visitor spaces

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Oil

(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: Derbyshire Dales District Council / Tax Band F

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

www.derbyshiredales.gov.uk

Our Ref: JGA/10072025

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.

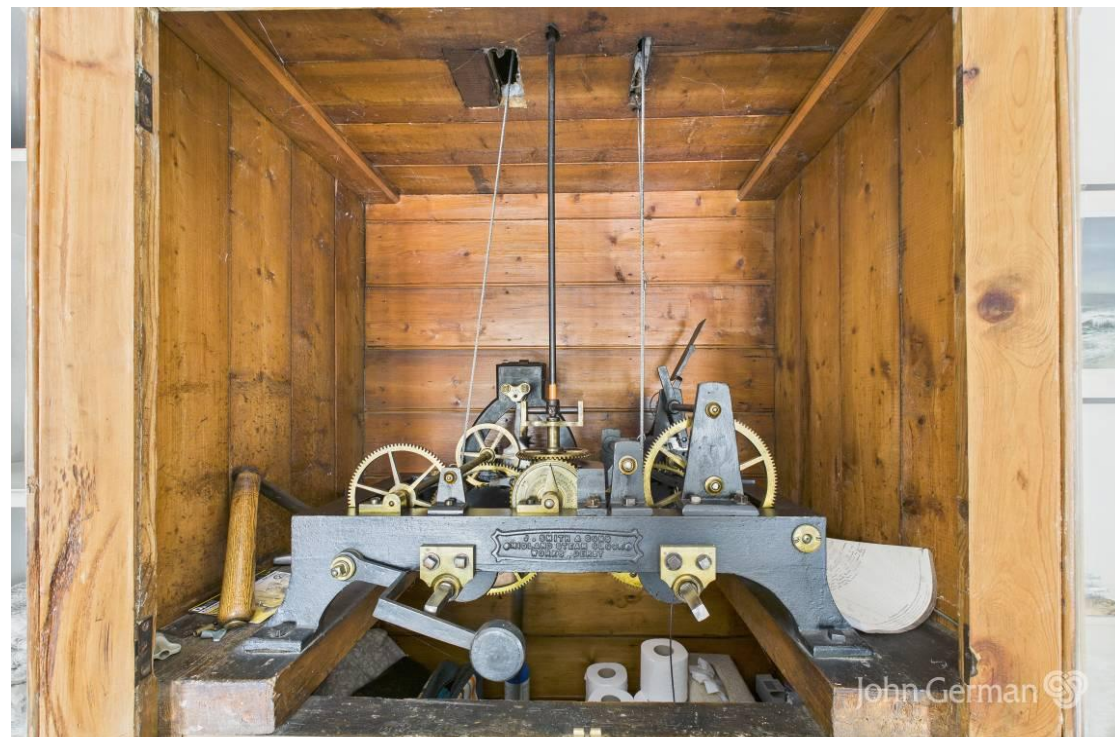
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.

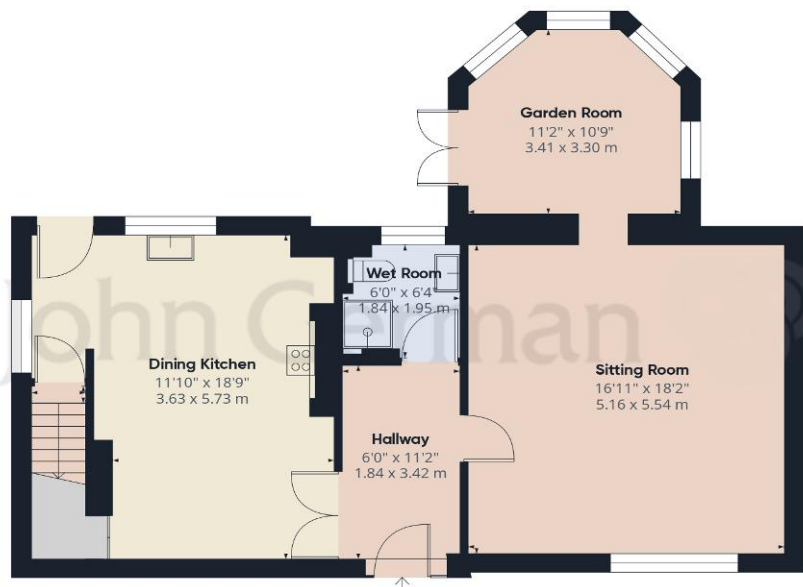




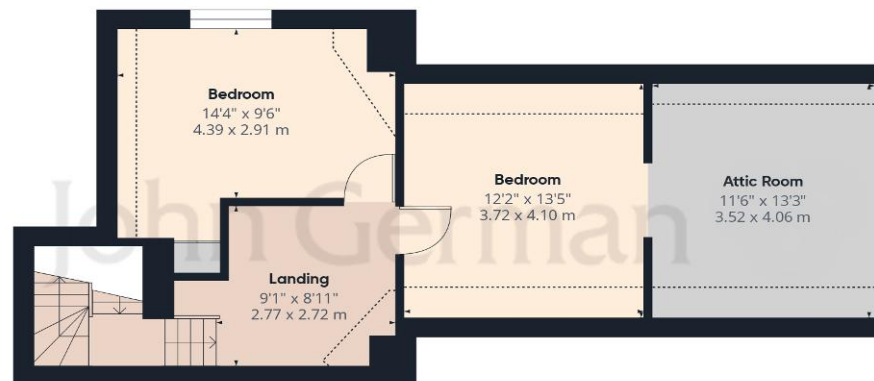




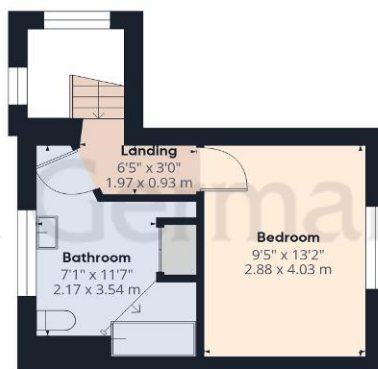




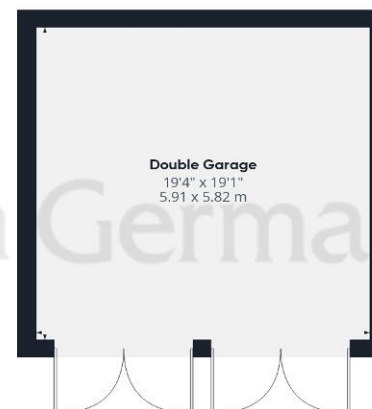
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1997 ft²

185.5 m²

Reduced headroom

102 ft²

9.5 m²

(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

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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.



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