

New Row

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

John German



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£369,000

Extremely attractive detached character cottage providing deceptively spacious accommodation retaining a wealth of charm, appointed to a high standard, situated in the popular village of Draycott-in-the-Clay.



Internal inspection and serious consideration of this exquisite period cottage is absolutely essential to appreciate the wealth of retained character and charm, which is complemented by sympathetically upgraded modern living standards. Enhancements made by the current owners include replacement windows and doors (fitted in November 2024), and the hugely impressive refitted dining kitchen. The deceptively spacious accommodation extends to over 1000 square feet including a lovely ground floor extension overlooking the pleasant garden.

Situated in the popular village of Draycott-in-the-Clay, within walking distance to its amenities including the village shop/post office, first school, public houses and several walks through the surrounding countryside. The towns of Uttoxeter, Burton upon Trent and Ashbourne plus the cathedral city of Lichfield, are all within easy commutable distance, as is the A50 dual carriageway which links the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

Accommodation: A composite double-glazed door opens into the beautifully appointed dining kitchen, which extends to the full depth of the original cottage and features a beamed ceiling. The kitchen is fitted with an extensive range of shaker-style base and eye-level units, complemented by quartz work surfaces and an inset Belfast sink set below the rear-facing window. There is space for an electric range stove with extractor hood above, an integrated dishwasher and wine fridge, plumbing for a washing machine, and space for a fridge freezer. The dining area features a focal exposed chimney breast with matching dresser units set into the recesses, providing additional storage.

Extending from the kitchen, the limestone tiled floor continues into the rear hall, which offers the option of being used as the main entrance to the house if desired. Having a composite glazed door to the outside, stairs to the first floor with a useful understairs cupboard and doors to the remaining ground floor accommodation.

To the front of the home is the delightful dining room also having a feature beamed ceiling and an exposed chimney breast with an inset log burner set on a quarry tiled hearth.

The fabulous living room has triple aspect windows including double glazed French doors opening to the garden, also having a feature beamed vaulted ceiling and a log burner set on a hearth.

The first-floor landing has a rear-facing window providing natural light and leads to three bedrooms. Two are generous doubles, with the master featuring a cast fireplace surround and panelling to one side, while the third is a single bedroom, currently used as a study. Completing the accommodation is the fitted bathroom which has a white suite incorporating a panelled bath with an electric shower over, tiled splashbacks and a rear facing window.

To the rear a block paved patio provides a pleasant entertaining and relaxing area, leading to the garden which is laid to lawn, having well stocked borders containing a range of shrubs and plants. There are three useful brick outhouses and gated access to the front.

To the front is a garden laid to lawn with well stocked borders and an established hedge. A block paved driveway extends to the side of the cottage providing off road parking, with timber double gates opening to the rear of the cottage where there is additional parking for several vehicles, or this space could be used for a further entertaining area depending on your needs.

What3Words: giggle.clouding.quick

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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Oil (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: East Staffordshire Borough Council / Tax Band E

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

Our Ref: JGA26082025

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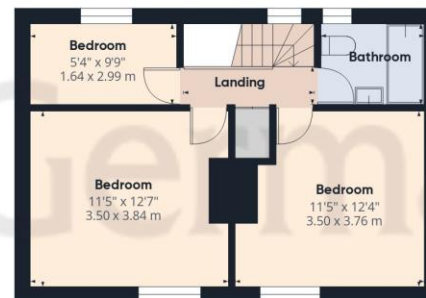


Ground Floor

Approximate total area⁽¹⁾

978 ft²

90.8 m²



Floor 1

(1) Excluding balconies and terraces

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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