



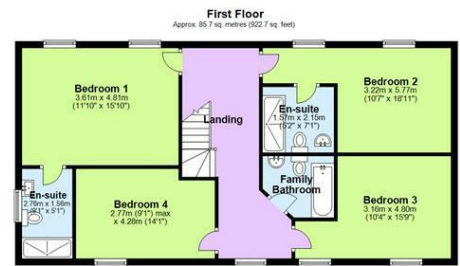
ABODE
SALES & LETTINGS



The Farmhouse
Paddock Court
Denstone
ST14 5FZ
£529,000



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SALES & LETTINGS



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxeter, Ashbourne. Plan produced using PlanIt3D.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	100
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



**** MODERN & HIGH ENERGY PERFORMANCE FAMILY HOME ** RURAL SETTING ** BESPOKE KITCHEN ** GARAGE ** PRIVATE DEVELOPMENT ** AIR SOURCE & UNDERFLOOR HEATING ****

Situated on an exclusive courtyard setting and on the edge of the well-regarded and highly desirable village of Denstone. Set within walking distance to its amenities, which include the first school, the Tavern public house, the award-winning Denstone Farm Shop, tennis courts, and bowling green, active village hall, and the village church.

Internal inspection and consideration of this magnificent farmhouse-style family residence, built in 2021, is strongly recommended to fully appreciate. The accommodation briefly comprises Oak framed porch, lounge, living/dining kitchen, utility, cloaks/WC, four bedrooms with two en-suites and separate family bathroom.

Several walks through the surrounding countryside are also on the doorstep, plus the lakes found at the front of the world headquarters of JCB. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, as is the A50 linking the M1 and M6 motorways.