



Brook House

Foston



Brook House
Uttoxeter Road,
Foston,
Derbyshire,
DE65 5DL



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2.75 ac

An individually designed detached four bedroom property with double garage.

Pastureland extending to 2.75 acres with timber stables situated within close walking distance of the property.

The accommodation has been thoughtfully designed to provide great versatility to suit modern day living.

The property is situated in the village of Foston with good links to nearby A50 which links the M1 to the M6 to provide excellent commuting links around the country.

Asking Price:

£485,000 house and gardens

£550,000 to include the land and stables



Ashbourne Office - 01335 342201



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Ground Floor

An elegant timber framed canopy porch invites you into this well-laid out property. The underfloor heated entrance hall leads you to the formal dining room, downstairs wc and study, and finally the lounge with a cosy log burner and lots of natural light. The spacious breakfast kitchen is perfectly set up for modern living with plenty of space for the everyday. There is also a bright family room and utility room which lead off the kitchen, ideal for a busy family life.



First Floor

The staircase rises from the entrance hall where you can find a spacious master bedroom with newly fitted ensuite. The other three bedrooms, all double, are accompanied by a large modern family bathroom, equipped with a four piece bathroom suite: panelled bath with mixer taps and shower attachment, double shower cubicle with overhead shower, vanity wash hand basin with drawer storage beneath, fully tiled walls and floor, Velux rooflight window, inset spot lights.

This property has been well thought out and provides a luxurious, simple style with ample space for storage.



Externally

Outside the gated road access leads you to the **double garage** with electric up and over door, power and lighting. There is a lawned garden to the front and side of the property with fence, hedge and trees forming the boundary.



Land and Stables (available by separate negotiation)

The Stables and land are visible from the property, however the land does not abut the gardens and it is a short walk away down the lane. There is a vehicular access gate to the land with a bridge leading across the field ditch to the hard-standing of the stables which have been individually fenced to create forecourt for each stable. The Stables are built as moveable and comprise one twin stable and a further individual detached loose box, all have independent stable door access;

Box One 4.13m x 3.45m

Box Two 3.44m x 2.99m

Individual Box Three 3.06m x 3.06m

The land in total extends to 2.75 acres with the brook bordering to the Eastern side and the road embankment to the south. The paddock is enclosed by post and rail fencing within a single enclosure and is level grassland.





Ground Floor

First Floor

Brook House, Uttoxeter Road, Foston, DE65 5DL

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

General Information

Services:

Main Water and Electricity. Private Drainage. Oil fired central heating, Under floor heating to the ground floor. No services are connected to the Land and Stables.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. We understand there is a vehicular right of way granted along the track to access the field.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority and Council Tax Band

South Derbyshire District Council. Tel: 01246 231111 - Council Tax Band F

Directions:

From Uttoxeter

Proceed towards Derby on the A50 when you see the sign for Foston take the left hand fork/slip road onto Uttoxeter Road. The property will be found on the left hand side clearly identified by the Bagshaws 'For Sale' board.

What3words///gazes.later.hulk

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.



Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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