



Cheviots

Weston Road | Weston-on-Trent | Derby | Derbyshire | DE72 2BH

FINE & COUNTRY

# CHEVIOTS



*The Cheviots is an outstanding new build home located in South Derbyshire and on the edge of the popular village of Weston on Trent.*



The home has been designed and finished to a meticulous standard and is a contemporary masterpiece of a family home with fabulous accommodation. At the heart of the home, there is a beautiful open-plan Lounge, Diner, and Kitchen with bi-fold doors leading out to a rear terrace. In addition, there is a further sitting room and study, and the home boast six genuine double bedrooms, with beautifully appointed bathroom suites this includes a fabulous principal suite which also includes a walk-in dressing area, and a balcony offering great views. The outside of the home is equally special with the home nestled on just under half an acre including a large resin bound, gated on off driveway and a great rear terrace and private rear garden.



# GROUND FLOOR

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As you enter the Cheviots through the useful porch area you can instantly feel the quality of this outstanding home. There is a lovely, glazed staircase with a galleried landing and chandelier cascading down from the top floor giving a real sense of grandeur as soon as you step in. The hall has oak flooring and doors leading off to all rooms including an incredibly useful boot room. There is a lovely downstairs cloakroom with tiled flooring and an oval stone sink set upon a bespoke vanity unit along with a low flush WC.

The heart of the home must be the outstanding lounge kitchen diner which is a stunning open-plan room with bi-fold doors leading out to the rear terrace. With Dual glazed roof lanterns flooding this room with light there is a high specification kitchen with a large central island unit. There are granite worksurfaces and all appliances are integrated to include a dishwasher, wine cooler, coffee machine, and twin Wi-Fi enabled electric ovens along with a large induction hob. There are two sink units, one with a boiler tap over and this then leads through to a great dining area which includes a matching drinks cabinet and twin sets of bi-fold doors leading straight onto a large, tiled terrace. The room is plenty large enough to also create a separate lounge area making this room perfect for family life. In addition, there is a useful utility room with matching units and granite worksurfaces and a Belfast style sink unit along with cupboards housing both the washing machine and a tumble drier.

The main sitting room is another light room again with bi-fold doors leading out to the rear terrace. With matching oak floor which runs throughout the ground floor this room gives access through to the open plan kitchen via glazed double doors but is a lovely spot to relax and unwind of an evening. There is also a great study, and the home is complete with in-build USB sockets. The whole of the ground floor is served by underfloor heating.







# SELLER INSIGHT

“ This extremely attractive six-bedroom detached executive home, which was beautifully designed and built by Golden Brook Developments, occupies an enviable semirural location on the edge of the historic Derbyshire village of Weston-on-Trent.

“Our company specialises in the design and build of luxury properties, beautiful family homes that go above and beyond in terms of attention to detail and the overall quality of every element,” says the developer. “We’re also very particular when it comes to the location of each of the homes we build; we tend to choose more affluent areas and places where we can see prospective buyers being able to enjoy a really superb quality of life, and that’s exactly what we envisioned when we came across Cheviots. It’s a huge plot of land overlooking open fields on both the back and side elevations. It’s surrounded by open countryside, not far from the river and just a stone’s throw from the centre of the village. The new owners will also benefit from excellent local transport links, there are some highly regarded schools close by and it only takes around fifteen minutes to drive into Derby city centre, so it’s fair to say it’s one of those places that offers the best of both worlds.”

“The house itself has been designed to be the ultimate luxury home. However, we also wanted to create a very comfortable house for day-to-day family life and a great property for entertaining, both inside and out, and I’d say that all of those boxes have been ticked. The main hub is the huge, open-plan kitchen, dining and living space, which opens via two large sets of bi-folding doors straight out onto a vast patio area. The kitchen itself is fitted with a really stylish Neptune units, marble worktops as well as high-end appliances, basically everything you’d expect to find in a house of this quality. There’s also a large drawing room, a study and a boot room, and arranged over the first and second floors are the six generously-proportioned bedrooms.”

“This is a property that also boasts a superb amount of outside space as the plot extends to around three quarters of an acre. To the front there’s an in-and-out driveway that sweeps around a large lawned area, so the house itself is set nicely away from the road and there’s ample parking space for numerous cars. To the back is the large sunken patio, from which steps lead up to a huge area of lawn, so it’s a very peaceful and private space that’s both very family friendly and ideal for alfresco entertaining.”

“The huge open-plan kitchen will be the hub of family life. It’s a space for cooking, eating, relaxing and entertaining, and when the weather is warm the new owners will be able to push back the bi-folding doors and bring the outside in.”

“As I mentioned before, this is a place where the new owners will be able to enjoy the best of both worlds. The immediate surroundings are peaceful and picturesque, however everything you could possibly want or need is easily accessible.”

“This is without doubt an aspirational home. It’s highly individual, it has been designed and built to exceptional standards, no expense has been spared in terms of the interior design and the stunning location will afford the new owners a really fantastic quality of life,” says the developer.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







# FIRST FLOOR

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As you head upstairs the quality continues. The galleried landing is enhanced by the glass balustrade and there is a useful large linen cupboard. The principal bedroom is a great space. A large bedroom area with bi-fold doors leading out to a balcony with offers countryside views. There is a great dressing area complete with fitted wardrobes and dressing table and a separate walk-in wardrobe. The en suite to this room has again been designed with quality in mind with underfloor heating and twin contemporary sink units surmounted on granite work surfaces. There is a free-standing bath, and the twin rain showers are housed in a double wet room area.

Bedroom two is another great room with fitted wardrobes and dressing table along with a highly contemporary en suite including walk-in rain shower

There are then two further double bedrooms well served by the family bathroom which is again a luxuriously appointed room with a contemporary twist and walk-in rain shower.





“The master suite is another particularly impressive part of the house as it features his-and-hers dressing rooms and from the bedroom, bi-folding doors open onto a large balcony from which you can enjoy the most spectacular countryside views.”





# SECOND FLOOR

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On the top floor, there is a great sized landing, large enough for a study area and a play area, or another great spot for relaxing by the twin French door which open to the outstanding views again. There are two more bedrooms on this level which can be used as bedrooms or further reception space. Both rooms are genuine double bedrooms, and one has fitted wardrobes. There is also the final en suite shower room to serve these bedrooms and as you would expect, beautifully appointed.







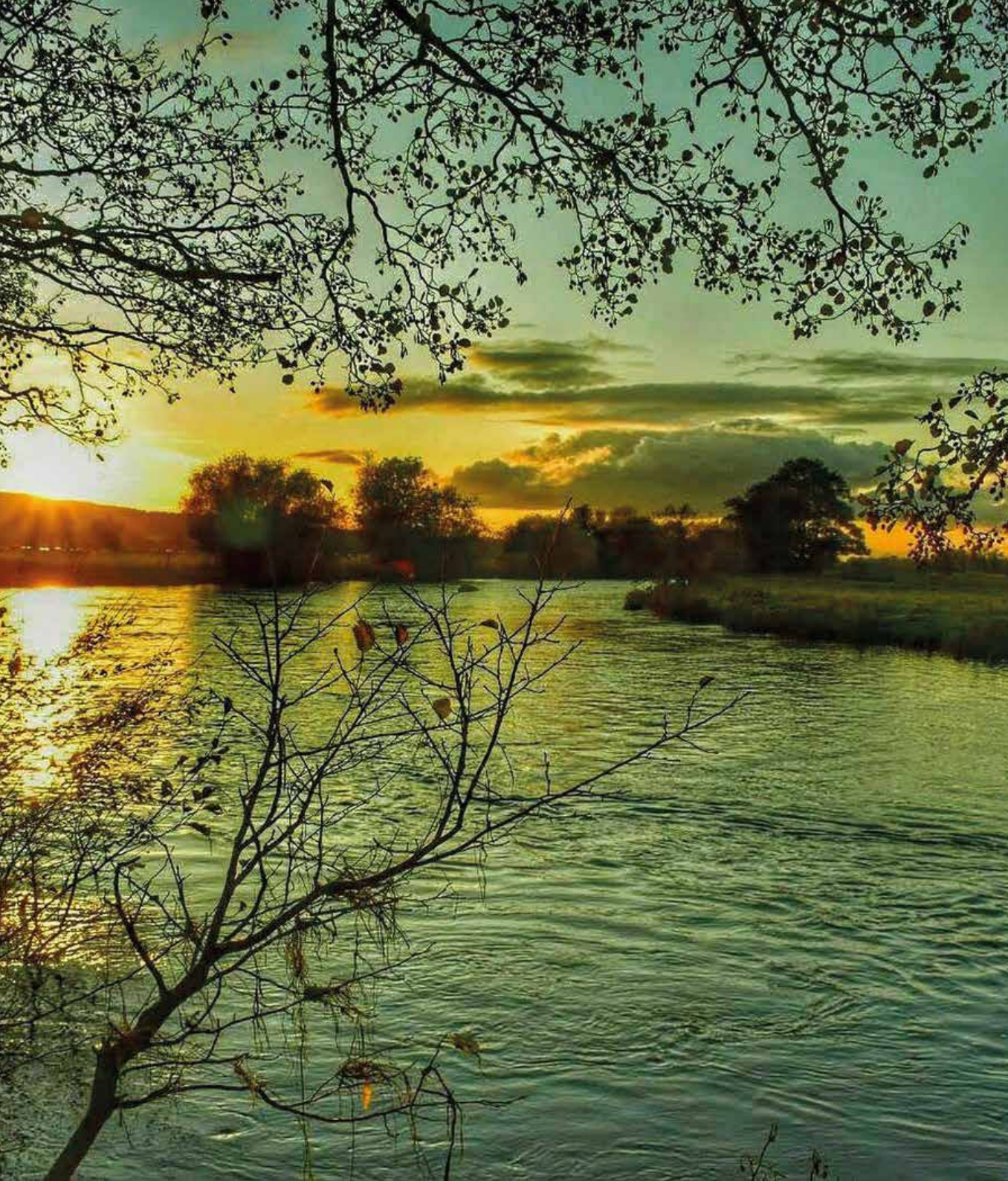


# OUTSIDE

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The home has a gated on / off driveway which has been resin bound and offers plenty of parking before you reach the double garage which has electric doors and an electric car charger point. The garage also has a dog shower and there is a useful storeroom with front garage door attached. The home is set on a plot totalling just under half an acre and to the rear, there is a great family sized lawned garden with a large, tiled terrace and resin bound pathways perfect for hosting summer barbeques. Beyond the walls are fields and the setting is completely idyllic and private.





## LOCAL AREA

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The property is located on the edge of the village of Weston on Trent some six miles south of the city of Derby and is also highly convenient for the southern bypass (A50) providing convenient access to Stoke on Trent to the west and the M1 motorway (ten miles). Nottingham, Leicester, and Loughborough are also very accessible and East Midlands Airport is just 10 minutes away.

For those looking to commute to London, East Midlands Parkway is only 15 minutes away and will get you into London St Pancras in 1 hour and 25 minutes. Those looking at outdoor pursuits you can enjoy cycling the Cloud Trail, sailing at Carsington and Foremark Reservoirs and there are excellent local golf courses in the area.

There are several excellent private schools local to the area, including Foremarke Preparatory School, Repton School, Derby High School, Derby Grammar School for Boys, Abbotsholme, and Trent College. (In respect of the latter college there is a specific bus service in the village).





# INFORMATION

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## Services

All mains services are connected to the home and the property benefits from underfloor heating to the ground floor

## Local Authority

South Derbyshire District Council

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973888 or contact the agent Lee Armstrong on 07496 710557

## Website

For more information visit [www.fineandcountry.com/uk/derbyshire](http://www.fineandcountry.com/uk/derbyshire)

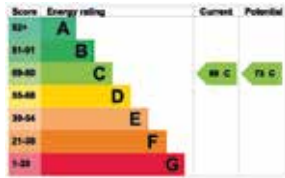
## Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





FLOOR 3



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 2162 sq. ft, 201 m<sup>2</sup>, FLOOR 2: 1939 sq. ft, 180 m<sup>2</sup>  
 FLOOR 3: 1120 sq. ft, 104 m<sup>2</sup>, EXCLUDED AREAS:  
 GARAGE: 603 sq. ft, 56 m<sup>2</sup>, BALCONY: 175 sq. ft, 16 m<sup>2</sup>  
 TOTAL: 5221 sq. ft, 485 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## LEE ARMSTRONG

PARTNER AGENT

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Lee has over 20 years' experience within the property market working across the Midlands and is highly educated within the industry holding both a BA (Hons) Degree in Marketing along with a Post Graduate Diploma in Surveying. He also holds the NAEA Technical Award and is ARLA qualified and therefore is fully able to advise clients on all aspects of the property market. Living locally to the area, Lee has a great knowledge of the affluent suburbs of Derby and an in depth knowledge of the Peak district's villages and Market Towns. Couple this experience and knowledge together with the specialist marketing techniques and sales processes Fine & Country offer he is confident he can help to gain the best possible results for sellers across Derbyshire and help buyers find the home of their dreams.

THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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