



Brocksford Park House
Doveridge | Ashbourne | Derbyshire | DE6 5PA

BROCKSFORD PARK HOUSE



This spacious and versatile 5/6 bedroom family home boasts 4 reception rooms, a study, and a breakfast kitchen over 3004 sq.ft. Situated on a large front plot with a gated driveway and garage, it features a large south-facing rear garden, a wildflower meadow, and a stable block, all extending to approximately 1.4 acres. The location is highly convenient for the commuter with access to the A50/A38.



ACCOMMODATION

Brocksford Park House offers a rare chance to own a remarkably versatile and spacious 5/6 bedroom detached estate. Nestled on a picturesque 1.4-acre plot, this property ensures privacy and breathtaking countryside views. A gated driveway leads to ample parking and a double garage with integral access.

Inside, the expansive layout provides exceptional versatility, ideal for modern family living, entertaining guests, or multigenerational living. Located within a prestigious development, it combines rural tranquility with convenient access for commuters seeking a serene retreat.





Ground Floor

Upon entry, grand double oak doors welcome you into a spacious reception hallway, featuring a staircase to the first floor and access to a guest cloakroom. The hallway leads to the breakfast kitchen, dining room, and study.

The farmhouse-style breakfast kitchen, with dual aspect views of the driveway and rear garden, boasts a red brick chimney breast with a Rangemaster cooker, ample preparation surfaces, and a central island with drawers and cupboards. It includes a Belfast sink, dishwasher, and American-style fridge/freezer. Adjacent is a well-proportioned utility room with integral garage access. The family room/snug off the kitchen opens to the garden via French doors, offering potential for future reconfiguration by creating a larger dining kitchen.

On the opposite side, the dual-aspect dining room features a charming fireplace with a dog basket fire grate. Double doors lead to the spacious sitting room, a versatile area with a triple aspect and a stone fireplace, perfect for entertaining or relaxing. Completing the ground floor is the garden room, accessible from the sitting room through twin glazed doors, with garden views and French doors leading to a patio area.





SELLER INSIGHT

“ This magnificent, immaculate, property which has been the much loved family home for Graham and Jayne for the past twenty seven years, stands within the grounds of Brocksford Hall in the village of Doveridge. An outstanding location, conveniently located close to Uttoxeter and just a stepping stone into the Peak District National Park.

“Our house was once two cottages - the homes of teachers when Brocksford House was a school and which were merged into one family home by previous owners. We just fell in love with this splendid house set on this large parcel of land, along with its magnificent surroundings, in such a peaceful, tranquil, yet convenient, location and recognised its obvious potential to become this magnificent family home. Our children were very young when we came to live here but we have added, extended and enhanced our home to be both practical and comfortable through the years. Each room within our home does have its own individual character with natural light flooding through the windows creating a warm ambience. There is an easy connectivity throughout which has provided plenty of space for individual activities, especially for a growing family, but with a brilliant companionable space for family living. A special room for us is our garden room which leads from our living room and looks out onto the garden and beyond and is such a fabulous space when we have friends and family to visit.”

“Our garden backs onto stables and other outbuildings which, together with a paddock has enabled our children to enjoy equestrian pursuits, with the added bonus of being able to watch the ponies from the house as they graze in the paddock. We love to enjoy al fresco dining and our sunny courtyard space is perfect for such occasions. Our small community within these lovely grounds, respects privacy but we do have splendid sociable get togethers during the year.”

“Our village has a strong caring community with opportunities to pursue a wide range of interests and pastimes, including active tennis and football clubs. We have a brilliant primary school and an excellent sociable pub. There is a wide range of both independent and local schools nearby for older children with transport being very convenient to access.”

“This has been a magnificent home for us all in this brilliant location and we will take away just so many good memories of life here and we wish its new owners much happiness”

* 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

The first floor boasts a generous corridor landing spanning the entire rear width of the property, leading to the principal bedroom suite, four additional double bedrooms, and a spacious family bathroom. The principal bedroom suite is thoughtfully positioned, featuring a private lobby, a spacious bedroom, shower room, and a versatile dressing room that can serve as a sixth bedroom or nursery if desired.

















OUTSIDE

Approaching Brocksford Park House, you'll pass through Brocksford Hall's gated entrance and proceed along a shared sweeping driveway to the property's own electrically operated gates. This entrance unveils a driveway with ample off-street parking and a turning circle, leading to a double garage with integral access to the main house via the utility room.

The rear of the property features an expansive mature lawned garden, adorned with flowering and herbaceous borders. A patio area maximises the southerly aspect, offering superb, unspoiled views—perfect for families, avid gardeners, or entertaining. The outdoor space, extending to 1.4 acres, is completed with a paddock - currently a wildflower meadow, complete with a stable block.





LOCAL AREA

The property is situated in a conveniently serene rural setting in the grounds of Brocksford Hall on the outskirts of the village of Doveridge. Doveridge offers a range of amenities including primary school, village shop/post office, village hall, church, public house and clay pigeon shooting ground. Surrounded by picturesque countryside, residents can enjoy various rural activities and have easy access to the beautiful landscapes of the Derbyshire Dales, Staffordshire Moorlands and Peak District National Park.

This location also provides accessibility to the neighbouring towns of Ashbourne and Uttoxeter. For commuters, the location is ideal with convenient connections to the A50 and A38 link roads, East Midlands Airport, and easy access to Lichfield Trent Valley, which allows a 1 hour and 10-minute journey into London Euston for those looking to travel to the capital.



**Services**

Mains water and electricity is connected. Furthermore, the property has oil fired central heating and private septic tank drainage system.

Tenure

Freehold

Local Authority

Derbyshire Dales District Council, Council Tax Band E

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country 01332 973 / 07726 314580

Directions

Please use what3words app - checked.booklets.twig

Website

For more information visit <https://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

Brocksford Park House, Doveridge

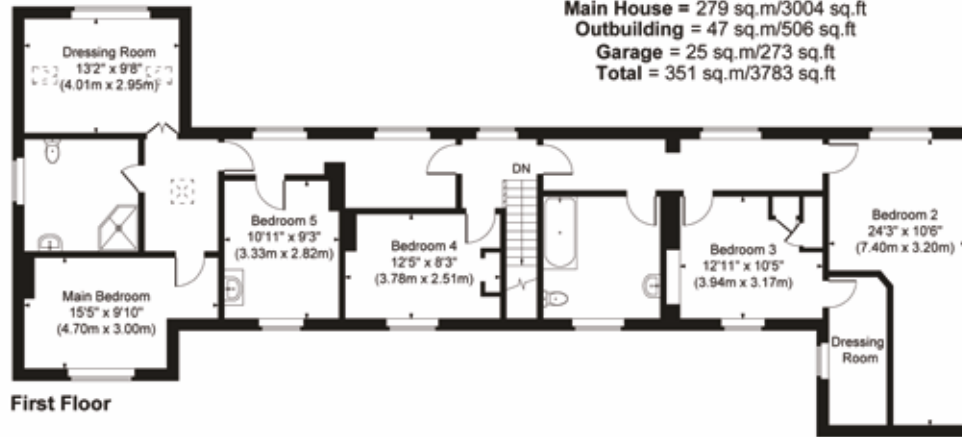
Approximate Gross Internal Area

Main House = 279 sq.m/3004 sq.ft

Outbuilding = 47 sq.m/506 sq.ft

Garage = 25 sq.m/273 sq.ft

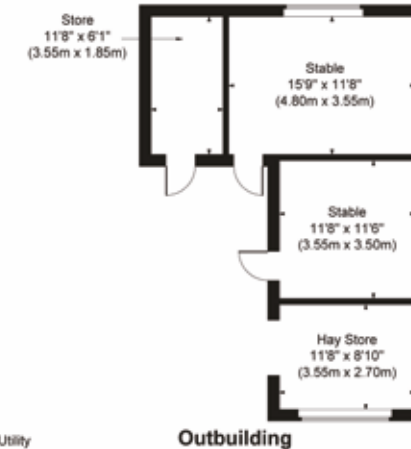
Total = 351 sq.m/3783 sq.ft



First Floor



Ground Floor



Outbuilding

Illustration for identification purposes only, measurements are approximate, not to scale.

JonHolmesPhotography © 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	38 F	
1-20	G		



FINE & COUNTRY

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



ANTHONY TAYLOR

PARTNER AGENT

Fine & Country Derbyshire
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Anthony has specialised in selling premium and rural properties in Derbyshire for over 20 years, gaining an in-depth knowledge of the affluent suburbs of Derby and the surrounding villages that lie within South Derbyshire, Derbyshire Dales and the Peak District.

Anthony's experience and passion combined with the specialist marketing techniques and sale processes fine and country offer help gain the best possible results for his clients and their purchasers to find their dream home.

Married and a proud father of 3, Anthony was born in Derbyshire, spending formative years in Nottinghamshire before attending University. His property career began in Hampstead, London - drawn back to rural roots and sporting interests joining a premier firm in Derbyshire.

Agent Testimonial

"We have worked with Anthony directly on two previous occasions when selling our home. In both cases, Anthony's knowledge, input, integrity and support have been first class' January 2022

"If you want correct advice first time, an accurate appraisal and more importantly a better house selling experience - I could not recommend Anthony highly enough, and he is a thoroughly nice chap to boot!" February 2022

THE FINE & COUNTRY
FOUNDATION

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