



65 Longlands Lane
Findern | Derby | Derbyshire | DE65 6AH

FINE & COUNTRY

65 LONGLANDS LANE



Chestnut House is a luxurious seven-bedroom, three-storey home (3299 Sq. ft) in an exclusive gated development within a highly convenient village. Extensively redesigned, it offers spacious living areas, including an open-plan kitchen, family room, versatile bedroom/gym, and stunning principal suite. The large terrace and garden back onto open fields, perfect for family life and entertainment.



INTRODUCTION

Chestnut House is an outstanding seven-bedroom, three-storey executive residence situated within an exclusive gated development on the outskirts of the well-connected village of Findern. Extensively extended and redesigned to exacting standards, the property offers an abundance of luxurious living space, ideal for family life, relaxing or entertaining.

The ground floor features a grand reception hallway, leading to a spectacular open-plan living kitchen, complete with a separate utility room and study. Additionally, there is a family room and a versatile bedroom/gym with an en-suite, offering potential for annexed accommodation.

The first floor hosts a stunning principal suite with a dressing room and contemporary en-suite, along with three generously sized bedrooms and a family bathroom. The second floor offers two more spacious bedrooms and a shower room, providing flexible living options.

Set back from a spacious driveway with ample off-road parking, Chestnut House also boasts a lawned frontage. At the rear, a large private terrace seamlessly extends from the living kitchen, creating a perfect indoor-outdoor flow. The terrace overlooks a lawned garden with a desirable southerly aspect, backing onto peaceful open fields.

Ground Floor

As you step into the property, you are greeted by a spacious and welcoming reception hallway, beautifully finished with feature tiled flooring. A striking staircase with a glass balustrade leads to the first floor, while doors provide access to the well-appointed guest cloakroom, study/snug, family room, and the stunning open-plan living kitchen, accessible through impressive twin glass doors.

The heart of the home is the magnificent open-plan living kitchen. The seating and dining area is flooded with natural light, thanks to multiple Velux windows and a stunning large sliding patio door that opens onto an expansive terrace, seamlessly blending indoor and outdoor living with a desirable southerly aspect. The space is further elevated by feature tiled flooring, recessed spotlights, decorative coving, and a sleek TV recess.

The kitchen is a chef's dream, showcasing high-spec features that include expansive Quartz preparation surfaces, a twin sink with mixer tap, and a sleek range of gloss-finish base cupboards and drawers with under-lighting and integrated bin storage. At its center is a large island with a Neff five-ring gas hob and a built-in surface extractor, complemented by a raised breakfast bar that adds a touch of sophistication. Further integrated Neff appliances include a double oven, microwave, wine fridge, and dishwasher. Velux windows flood the area with natural light and French doors provide direct access to the garden, enhancing the seamless indoor-outdoor flow.

The adjacent utility room also has Quartz preparation surfaces, a stainless-steel sink, and gloss-finish base and wall-mounted cupboards. Appliance spaces for both a tumble dryer and washing machine ensure practical convenience, with a double-glazed window to the side allowing natural light.

The study/snug is ideally positioned at the front of the property while the family room on the opposite side of the hallway offers a versatile space that leads to the ground floor bedroom or gym with its own en-suite. This area has the potential to function as a self-contained annex if required, highlighting how every aspect of this property has been thoughtfully crafted, delivering exceptional living experience throughout.













First Floor

Ascend to the first floor, where there is a large semi-galleried landing enhanced by a staircase leading to the second floor. This area is flooded with natural light, in particular from the second-floor landing Velux window. Panelled doors open to four beautifully appointed bedrooms and a luxurious bathroom.

The impressive principal bedroom suite serves as a spacious retreat, complete with a walk-through wardrobe that leads to a contemporary en-suite shower room. This fully tiled en-suite boasts a generous walk-in shower enclosure equipped with a deluge head and a handheld attachment. Enhancing the elegance of the space are a stylish vanity unit with a wash hand basin and drawer below, a low-flush WC, and a practical bathroom cabinet.

Additionally, there are three more bedrooms, two of which are spacious doubles, while the third provides potential for use as a nursery or a first-floor study. The elegant family bathroom is partly tiled and boasts a luxurious four-piece white suite. This includes a low-flush WC, a pedestal wash hand basin, a roll-edge clawfoot bath with a shower attachment and mixer tap, as well as a separate shower cubicle with an integrated shower.

Second Floor

The second floor boasts a stunning galleried landing, illuminated by Velux windows to both the front and rear, allowing an abundance of natural light to fill the space. Thoughtfully designed, it also offers practical fitted storage and additional eaves storage. From here, doors lead to two bedrooms and a well-appointed shower room, enhancing the functionality of this exceptional home.















OUTSIDE

The property is part of an exclusive development located at the end of Longlands Lane, within a gated and secure setting, featuring a select number of high-specification homes. Number Chestnut House is situated at the end of the private cul-de-sac, with a spacious driveway offering off-road parking for multiple vehicles, alongside a lawned garden bordered by a brick wall.

At the rear, a beautiful terrace patio spans the full width of the property, seamlessly connecting to the open-plan living kitchen through large sliding doors, creating a unique indoor-outdoor living experience. This expansive terrace offers both privacy and a sunny, southerly aspect, leading to a lawned garden with a wooden-edged border and a lower patio area, enhanced by stylish fencing and a backdrop of shrubs and trees.





LOCAL AREA

The home is located within the highly convenient South Derbyshire village of Findern, which boasts an impressive assortment of local amenities including primary school, village church, attractive open green with post office/shop, hair salon, the charming Find Cafe and Nadee Indian restaurant. Nearby, Mercia Marina offers scenic walks, boutique shops, and a variety of cafes/restaurants.

The area offers an abundance of recreational pursuits and rural activities nearby, including gym, tennis and swimming clubs at Repton School. Furthermore, there are sailing clubs at Swarkstone, Foremark and Staunton Harold reservoirs.

For those commuting, the transportation infrastructure in the vicinity is outstanding, offering seamless connections to major urban centres such as Birmingham, Leicester, Derby, and Nottingham through the A38 and A50 link roads. Additionally, rail access is exceptionally convenient, with stations at Burton on Trent, Lichfield Trent Valley, Derby, and East Midlands Parkway, facilitating swift journeys to London stations. Moreover, for international travellers, both East Midlands and Birmingham International airports are easily accessible, further enhancing the area's connectivity.





INFORMATION

Services

There is gas-fired central heating, mains water/drainage and electricity supplied to the home.

Tenure

Freehold, there is a monthly management fee of £57.50 towards the upkeep of the gated communal areas.

Local Authority

South Derbyshire District Council

Viewing Arrangements

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

Directions

Please use what3words app - force.graduated.belief

Website

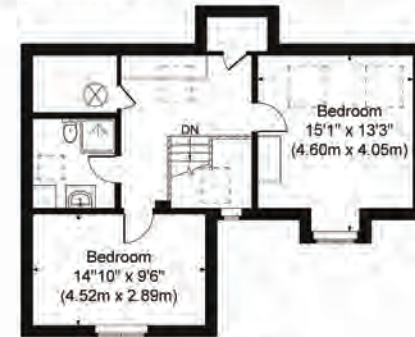
For more information visit www.fineandcountry.com/uk/derbyshire

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

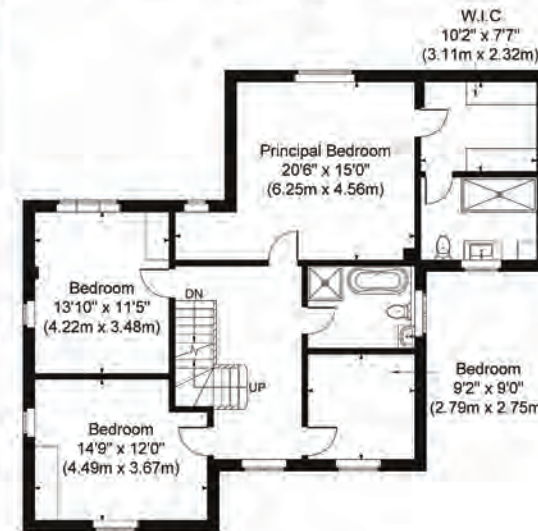
65 Longlands Lane, Findern
 Approximate Gross Internal Area = 307 sq.m/3299 sq.ft



Second Floor



Ground Floor



First Floor

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

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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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Visit fineandcountry.com/uk/foundation

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