



New Lodge  
Bretby | Burton-on-Trent | Staffordshire | DE15 0RD

# NEW LODGE



*Discover space, serenity, and stunning views in this exceptional 3-bedroom bungalow. Set on a generous plot with exciting development potential, this is a rare opportunity to create your dream home in an idyllic rural setting!*







# INTRODUCTION

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Nestled in the highly convenient village of Bretby, this impressive three-bedroom bungalow offers a rare opportunity to enjoy spacious living in a tranquil setting. Extending to an expansive 2,751 sq. ft., the property is situated on a quiet no-through road, ensuring peace and privacy.

Set within a generous 0.8-acre plot, the bungalow enjoys a large frontage with double driveway and breathtaking southerly views to rear across open fields and woodland, creating a truly idyllic backdrop. With superb potential for further development, the property offers exciting possibilities - whether enhancing the existing home or exploring the potential for a separate building plot (subject to planning permission).

## Accommodation

New Lodge is a beautifully crafted bungalow, perfectly positioned to capture sweeping, picture-perfect views. From the moment you step inside, you're greeted by an impressive entrance with fully glazed double doors flanked by full-height windows, which flood the space with natural light, drawing you into a charming enclosed porch. The parquet-effect flooring flows effortlessly into a bright and welcoming reception hall, where character meets versatility. Elegant half-height panelled walls, complete with decorative display alcoves and a refined frieze, add depth and warmth. This adaptable space is more than just a hallway; it's a room in its own right, ideal as a reception, gallery, or even a stylish dining area.

Double doors lead you into the show stopping drawing room - a wonderfully spacious and light-filled centrepiece. Expansive full-height windows and twin sliding doors frame captivating views, seamlessly connecting the room to a generous terrace patio beyond. Here, the outdoors effortlessly becomes part of the living experience, perfect for alfresco dining, entertaining guests, or simply relaxing while soaking up the stunning surroundings. An impressive Adam-style fireplace with a coal-effect gas fire takes centre stage, flanked by built-in display alcoves with glass shelving, while ornate ceiling coving adds an elegant finishing touch.

In addition to the drawing room, the property boasts two further versatile reception rooms, a convenient WC, and a cloakroom off the hallway. There is also direct access to the integral double garage, which features an electrically operated door for effortless convenience and offers tremendous scope to easily further expand the living accommodation, should you wish to create additional space.

The formal dining room, conveniently accessed from both the reception hallway and the kitchen, also enjoys direct access to the terrace patio through its own patio door - ideal for extending entertaining outdoors and embracing the seamless inside-out lifestyle. Complementing the living spaces is a snug sitting room, providing a more intimate and private setting with a charming outlook over the sweeping double driveway and landscaped frontage — perfect for quiet moments or relaxed evenings.















The kitchen at New Lodge is the heart of the home, thoughtfully designed for both everyday living and effortless entertaining. Finished to an exceptional standard, it features an extensive range of high-quality fitted cabinetry paired with striking silestone work surfaces, creating a stylish yet highly functional space. A host of integrated appliances — including a Neff microwave and combination oven, Neff coffee machine, full-height fridge and freezer, dishwasher, and an ever-hot electric range cooker with induction hob and hot plate - catering to every culinary need. Framed by a tasteful display mantle, cleverly concealed cupboards on either side add both practicality and charm.

This space also enjoys stunning views to the rear, bringing the beauty of the outdoors inside and creating a bright, airy atmosphere. At the heart of the room, a large central island unit offers not just workspace, but a social hub, complete with a built-in wine cooler, recycling drawer, and a convenient breakfast bar — perfect for informal dining, morning coffee, or evening gatherings. Adding further character are twin dresser units with open display shelving and additional storage below, while natural stone flooring brings warmth and texture to the space. A door leads from the kitchen to a covered area with an outdoor store and WC, also providing direct access to the carport - ideal for practical day-to-day living.

A welcoming hallway flows seamlessly from the reception hall, leading to three generously proportioned bedrooms, each thoughtfully designed with en-suite facilities for added comfort and privacy. Two of these rooms offer the convenience of built-in wardrobes, providing ample storage space. The principal bedroom is a standout feature, with fitted furniture and stunning views that truly elevate the space. A sliding patio door opens to the rear, flanked by full-height windows that flood the room with natural light. Waking up and stepping out onto the terrace would be a true delight, offering the perfect spot to enjoy breakfast while soaking in the breathtaking views.







































# OUTSIDE

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New Lodge is approached via an impressive sweeping tarmac in-out driveway, offering ample parking for multiple vehicles alongside a spacious carport and integral double garage. The frontage is beautifully framed by a lawned area with stone walling and mature shrubs, providing a sense of privacy and seclusion from the road.

To the east of the driveway, a fully enclosed lawned garden, bordered by hedging and fencing, offers a charming and versatile outdoor space. Once a thriving vegetable and fruit garden, this area retains its potential for homegrown produce. Set just beyond, a separate outbuilding serves as a practical and private home office, ideal for remote working or creative pursuits. This side garden also presents an excellent opportunity for the development of detached garaging, allowing the existing integral garage to be seamlessly incorporated into the main property.

On the west side, wooden gates open to reveal expansive lawned gardens that seamlessly wrap around to the rear, enriched by a diverse collection of mature trees and shrubs. A picturesque circular seating area, complete with an ornamental urn and stone benches, provides a peaceful retreat. The southern boundary, edged by a low hedge, enjoys uninterrupted views over open agricultural fields, enhancing the sense of space and tranquility.

At the rear, a wide semi-circular terrace paved with Egyptian stone extends from the house, creating an idyllic setting for outdoor entertaining. Thoughtfully landscaped with carefully chosen shrubs and a feature stone wall, this space is as functional as it is beautiful. Stone steps lead gracefully down to the lawn, while a discreet gardener's WC adds convenience. Encompassing approximately 0.8 acres, the grounds of New Lodge offer a perfect balance of privacy, natural beauty, and practicality - providing a true sanctuary for relaxation and outdoor living.







# LOCAL AREA

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Located in the South Derbyshire District, the village of Bretby offers a serene and picturesque setting, surrounded by beautiful rolling countryside. Despite its tranquil ambiance, it remains a highly convenient location with a wealth of amenities nearby, making it an ideal choice for both families and professionals. Just 3.5 miles away, the historic village of Repton provides a range of local conveniences, including shops, a post office, a doctor's surgery, traditional pubs, and restaurants, while the larger towns of Burton on Trent and Derby offer an even broader selection of facilities.

Families will appreciate the area's excellent educational options, with prestigious institutions such as Repton School, Repton Preparatory School, and Derby Grammar all within easy reach. Bretby is also part of the National Forest, offering fantastic opportunities for outdoor activities such as walking, cycling, and horse riding. Nearby, Foremark Reservoir provides sailing facilities, and Burton Golf Club, located less than two miles away, is perfect for golf enthusiasts.

For commuters, Derby, Nottingham, and Birmingham are all easily accessible, with excellent rail connections to London available from Derby, Lichfield Trent Valley, and East Midlands Parkway stations. Additionally, the area benefits from close proximity to major road networks, including the A50, A38, and A42, which offer seamless links to the M1 and M6 motorways. For international travel, both East Midlands and Birmingham International airports are within easy reach, making Bretby a highly desirable location for those who need to travel frequently.







# INFORMATION

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## Services

There is gas-fired central heating, mains water, drainage and electricity supplied to the home. None of the services, appliances, heating installations, plumbing or electrical systems have been tested by the selling agents.

## Tenure

Freehold

## Local Authority

South Derbyshire District Council. Council Tax Band G

## Viewing Arrangements

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

## Directions

Please use what3words app - regard.yarn.buzz

## 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	77 C
39-54	E		
21-38	F		
1-20	G		

**New Lodge, Bretby**  
**Approximate Gross Internal Area**  
 Main House = 256 sq.m/2751 sq.ft  
 Outbuilding = 12 sq.m/132 sq.ft  
 Garage = 30 sq.m/328 sq.ft  
 Carport = 41 sq.m/441 sq.ft  
 Total = 339 sq.m/3652 sq.ft



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.

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*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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