



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

WESTERING



Westering is an elegant four bedroom home of 2,500 sq. ft. on 0.28 acres behind secure gates. It features a 21 ft kitchen, versatile reception rooms, three luxurious bedroom suites, a guest room and landscaped gardens.



INTRODUCTION

Ground Floor:

A welcoming entrance hall sets the tone for this elegant home, leading seamlessly to the heart of the ground floor, a magnificent 21ft open-plan living kitchen. Designed for both everyday life and entertaining, it features double ovens, a built-in coffee machine, shaker-style cabinetry, and a grand oak island. Bi-fold doors open to the rear garden, bathing the space in natural light and creating a graceful indoor-outdoor flow.

The snug lounge, complete with a wood-burning stove, offers a cosy retreat, while the formal dining room with an elegant electric fire provides a sophisticated setting for entertaining, flowing effortlessly into the adjoining family room. Practicality is beautifully considered with a well-appointed utility room and a stylish cloakroom/W.C., ensuring convenience is balanced with comfort and style.





SELLER INSIGHT

“*“Westering is a home that wraps you in light, space, and calm every day. Its generous rooms and flowing layout make life easy, whether it's enjoying quiet family time or welcoming friends for celebrations. The established gardens add a sense of privacy and frame the house with ever-changing views of nature.*”

The kitchen is the heart of daily life here. It's where we gather, cook, and talk at the end of the day, often with the doors open so the garden becomes part of the home. Summer barbecues on the patio, birthday parties, and evenings watching the sunset across the trees have given us so many wonderful memories. Even in the colder months, the outlook is uplifting.

This house has a way of bringing people together. We've loved hosting festive gatherings and weekends with family and friends, but it's equally special in quieter moments, peaceful mornings with coffee while the robins dart through the hedgerows, or evenings curled up inside as the seasons change outside.

The village community has been a joy too. With welcoming pubs, events at the village hall, and countryside walks just steps away, there's always something to enjoy. We've often wandered along canal paths, cycled through the woods, or explored nearby treasures such as Calke Abbey and Elvaston Castle. Evenings at the Coopers Arms are always a favourite.

*For us, Westering has been both practical and joyful, filled with light, easy to live in, and wonderfully versatile. Above all, it's been a true sanctuary and a place of celebration. We hope its next owners find as much happiness here as we have.”**

* 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 is a serene retreat of relaxation and luxury. The principal suite boasts a freestanding roll-top bath, a double spa-like shower, and a private balcony overlooking the gardens and rolling countryside. A further generously proportioned bedroom suite offers a stylish en-suite and a lavish dressing room, while a guest room provides an elegant third bedroom on this level. A contemporary family bathroom and separate W.C complete the floor, combining practicality with sophisticated, indulgent comfort throughout.

Second Floor:

The second floor offers the third bedroom suite or a versatile retreat, featuring a landing, a stylish en-suite, and an adjoining space to the bedroom that could serve as a dressing room, home office, or games area. This adaptable floor combines privacy with practicality, perfectly suited to the evolving needs of modern family life.













OUTSIDE

Accessed via a private gated driveway, the property is surrounded by mature landscaping that provides both privacy and a serene backdrop. The expansive rear garden boasts a pergola, summerhouse, and patio, creating the perfect setting for outdoor dining, entertaining, or quiet relaxation. With sweeping views across the surrounding countryside, the gardens seamlessly complement the home's interiors, offering a harmonious blend of tranquillity, versatility, and refined outdoor living.



LOCATION

Westering is situated in the picturesque village of Weston-on-Trent, offering the charm of traditional village life alongside excellent connectivity. The community is welcoming, with local pubs, a primary school, and regular social events, while the nearby Trent and Mersey Canal and surrounding countryside provide scenic walking, cycling, and recreational opportunities.

Well-positioned for travel, the village offers easy access to the A50 and M1, connecting to Derby, Nottingham, Birmingham, and Leicester, with East Midlands Airport also within reach. Weston-on-Trent perfectly balances rural tranquillity with modern convenience, making it an ideal location for families and professionals seeking a home that combines space, style, and lifestyle.





INFORMATION

Services, Utilities & Property Information

Water Mains

Gas Mains

Electricity Mains

Drainage

Broadband Availability – Standard / superfast or Ultrafast (Ofcom Broadband checker <https://checker.ofcom.org.uk/en-gb/broadband-coverage>)

Mobile Phone Coverage – and mobile phone coverage checker <https://www.signalchecker.co.uk/>

Special Note – include any information regarding restrictive covenants, easements, rights of way, flood risk. Planning Permissions (<https://www.gov.uk/search-register-planning-decisions>) and any additional costs that are associated with owning the property (eg Private Road maintenance costs) chain details

Tenure – Freehold or Leasehold – If Leasehold please include full information regarding length of lease and time remaining, the management company, ground rent, service charges, maintenance costs, insurance costs (<https://propertychecker.co.uk/leasehold-check/>)

Viewing Arrangements

Strictly via the vendors sole agent Kelly Rhodes Fine & Country on 01332 973 888 / 07940 027 184

Website

For more information visit <https://www.fineandcountry.com/uk/derbyshire>

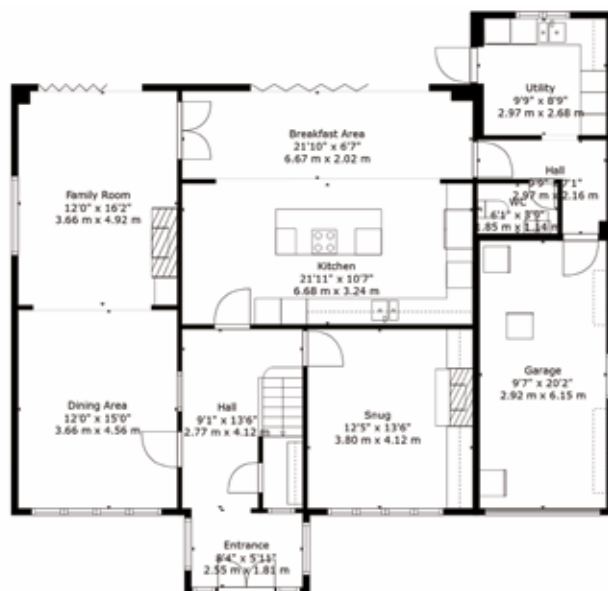
Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

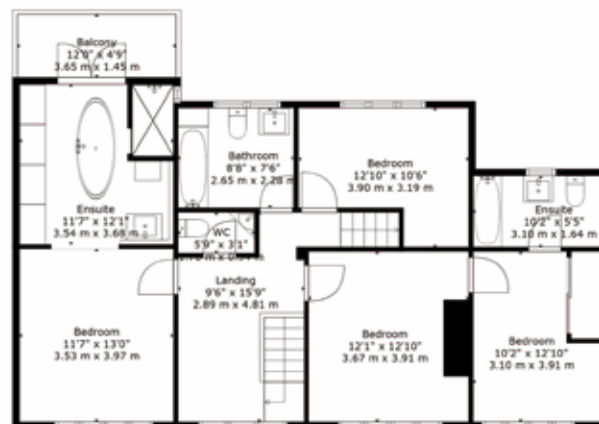
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

Total Approximate Area: 240m² | 2585 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.



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



KELLY RHODES

PARTNER AGENT

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As a seasoned expert and developer in the property industry, with over a decade of experience, I specialised in transforming houses into luxurious family homes in the top tier of the market. My foresight in anticipating and overcoming any potential obstacles, combined with my exceptional negotiation skills, enables me to deliver the best possible outcome in every situation.

From meticulous project planning to seamless execution, I have a proven track record of successfully navigating every stage of the property buying or selling process. My extensive local, national, and international exposure, coupled with the exceptional presentation and service offered by Fine & Country, make me the perfect choice for anyone seeking a property consultant to work with.

As a proud mother of two beautiful children, Evelynnn and Nicholas Jr., my family and friends are incredibly important to me. When I have some time to myself, I love nothing more than curling up with a good book next to a cosy fire. My love for ancient history and self-improvement fuels my passion for reading and fuels my dedication to providing the highest level of service and commitment to my clients.

I have a genuine passion for houses and people and fully understand that buying or selling a home is one of the most significant decisions in anyone's life. That's why I take my responsibility to you seriously and promise to give you my undivided attention and unwavering commitment to achieving your desired results. With my experience, drive, and determination, I am confident I can help you find your dream home or successfully market your property and achieve the finest results.

THE FINE & COUNTRY
FOUNDATION

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