

Vicarage Lane

Little Eaton, Derby, DE21 5EA

John
German





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£1,850,000

Spectacular home offering total privacy in the centre of this picturesque village known for its wealth of excellent amenities. The property sits surrounded by spectacular countryside on a magnificent five-acre plot with far reaching views, formal gardens and magical woodland full of adventure.

The property is approached via Vicarage Lane which runs between the village cricket pitch and the 18th century St. Paul's church. This quiet lane leads out of the centre of the village and concludes at the top of the hill where the village joins open countryside. Entrance to the driveway is denoted by the carved name plaque with stone walls and lantern topped pillars on either side. The recently re-tarmaced circular driveway with lawned and herbaceous borders leads up to the house and creates a real sense of arrival as well as extensive parking and access to the large attached garage with electric vehicular door.

Admission to the house is by way of a recessed solid oak door with rustic iron work opening into a spacious entrance hall with oak floors and matching internal doors, a period radiator and a handsome staircase rising to the first floor.

The drawing room features double aspect windows, oak floors and an elegant central fireplace with stone surround and log burning stove. The sunroom is open plan off the drawing room with a massive bay window which showcases spectacular views and is the perfect spot from which to enjoy incredible sunsets over the Derwent Valley.

Moving through the property to the second reception room which is set up as a very comfortable media room, the original open fireplace forms the focal point of the room with a carved wood surround, tiled back and granite hearth. Views over the garden can be enjoyed via a large square bay window with stone mullions.

Next we come to the guest WC which has been fitted with a luxury period style two piece suite.

The bespoke kitchen forms the heart of the home having been fitted with an extensive range of high quality units including a purpose-built larder and a separate bar tenders pantry. Marble worktops include a contrasting island unit with breakfast bar and an induction hob with a built-in drawdown extractor. There is a full range of integrated appliances including a fridge, dishwasher, eye level oven, combination microwave with warming drawer beneath and coffee machine. Tiled underfloor heating runs through to the open plan dining room.

Off the kitchen an inner hallway provides access to an excellent walk-in butlers pantry with storage shelving and a marble cold shelf, a useful storage cupboard and a large utility room with extensive base and eye level units, roll edge work surfaces and stainless steel sink, leaving room for an American style fridge freezer, washing machine and tumble dryer. There is even a wall mounted television point. Velux skylights, vertical towel radiator and a part glazed door opening out onto the front driveway. An internal door leads into the boot room which has bench seating, hanging for coats and storage shelving with yet more storage provided by way of an adjoining store room plus a courtesy door into the garage.

The dining room has a double height ceiling with Velux windows and bi-fold doors opening out onto the rear patio. Stairs lead off to the raised terrace to the side and to galleried sitting room. The sitting room above leads into what is currently used as a home gym with sloping ceilings, a Velux skylight and a full height apex window.

On the first floor a large open landing with windows overlooks the woodland gardens and a second staircase rises to the second floor. There are four excellent double bedrooms on this floor, one of which features a built-in wardrobe and modern ensuite shower room fitted with double shower WC and vanity wash basin. All of the front bedrooms enjoy far reaching views whilst the back bedroom overlooks the woodland.

The family bathroom is fitted with a stunning period style luxury suite comprising claw foot roll top bath with telephone style mixer tap and hair shower attachment as well as an electric shower and glass screen, vanity wash basin with storage beneath and ceramic wash basin, extensive tiling, built-in storage, period style towel radiator and a separate WC.

Off the second floor landing is a built in storage cupboard and doors through to the bedroom and the dressing room. The dressing room has west facing double windows and is fitted out with an extensive range of hanging space, built-in drawers and storage shelving. The master bedroom is a lovely sized room having sloping ceilings with full height Velux windows, one of which is a foldout balcony with spectacular views. The capacious bathroom is fitted out with a luxury four piece suite comprising walk-in double shower, concealed flush WC, freestanding bath with telephone style taps and hair shower, vanity wash basin with storage beneath and ceramic wash basin, extensive tiling and a window to the side.

Heading outside of the house from the bi-fold dining room doors you will step onto a stone paved patio with a cast iron pergola overlooking south facing formal gardens with stunning far reaching views. This leads onto manicured wrap around lawns with ornamental hedging and herbaceous borders. To the side, steps lead up to further stone paved patio seating area and to a raised deck with room for a hot tub at one end and an outside kitchen/barbeque area at the other. The space is absolutely perfect for entertaining.

The overlooking bank wraps around and encloses the plot on the North and East sides of the property providing an added sense of privacy and security with steps lead up to a summerhouse/games room set on stilts. Designed to make the most of the views with a sun deck looking down onto the garden below, there is power connected, a built-in bar and west facing picture windows with hands down the best view in the area.

On the opposite side of the house is extensive mature woodland, children especially will enjoy playing in this fantastic environment great for games and making dens. The exposed rock face adds an element of drama to the setting whilst showcasing the stone which was once quarried extensively throughout the area.

There are a number of useful outbuildings including a vehicle shed and carport, log shed and a concrete sectional single garage.

The village features a quintessentially English cricket pitch at its centre with a village hall and a charming 18th century church in the background. Little Eaton is renowned for its community spirit and excellent local amenities including a Co-Op, Barry Fitch's butchers shop, Florists, Café/Bistro Greek restaurant, a range of public houses and village primary school. The property lies within Ecclesbourne School catchment. Excellent transport links lead out of the village to the nearby towns and villages as well as the centre of Derby which lies 4 miles to the south. There is easy travel further afield via the A38 and A61, A52 and the M1 motorway in addition to good public transport via a regular bus service and nearby train stations in neighbouring Duffield and Derby midland mainline train station.

This outstanding home offers a blend of modern living, comfort and convenience in a desirable village setting which is everything that a family could wish for!

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional	Parking: Drive	Electricity supply: Mains
Water supply: Mains	Sewerage: Septic tank	Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

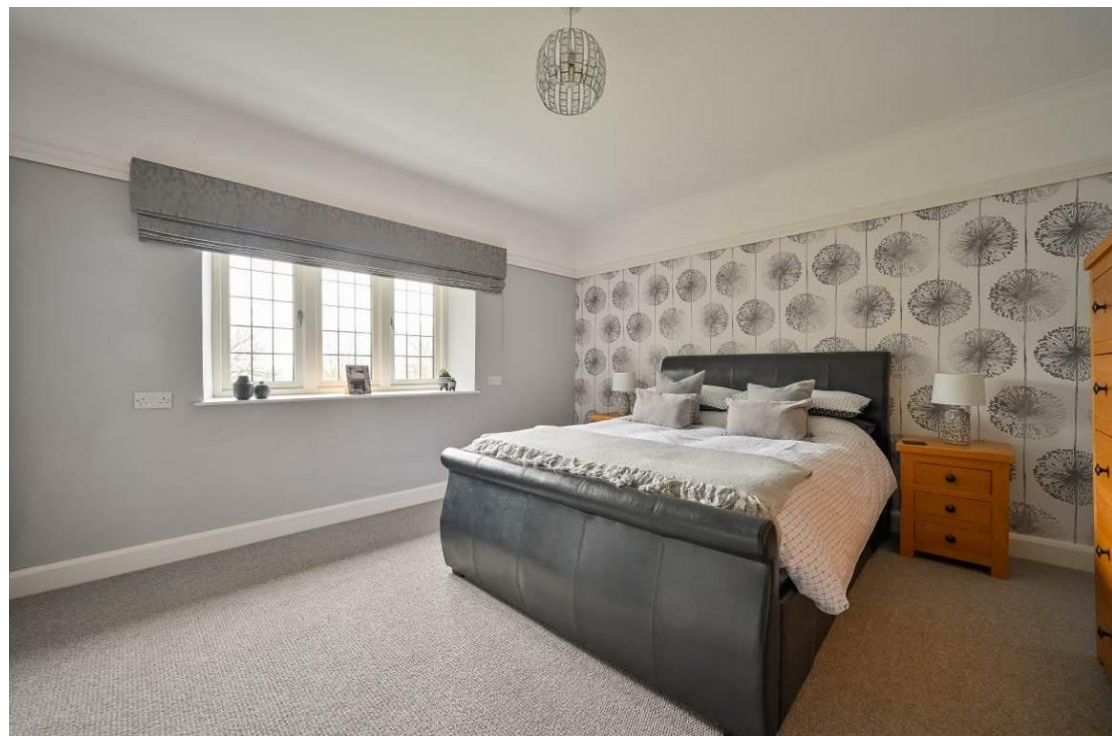
Local Authority/Tax Band: Erewash Borough Council / Tax Band G

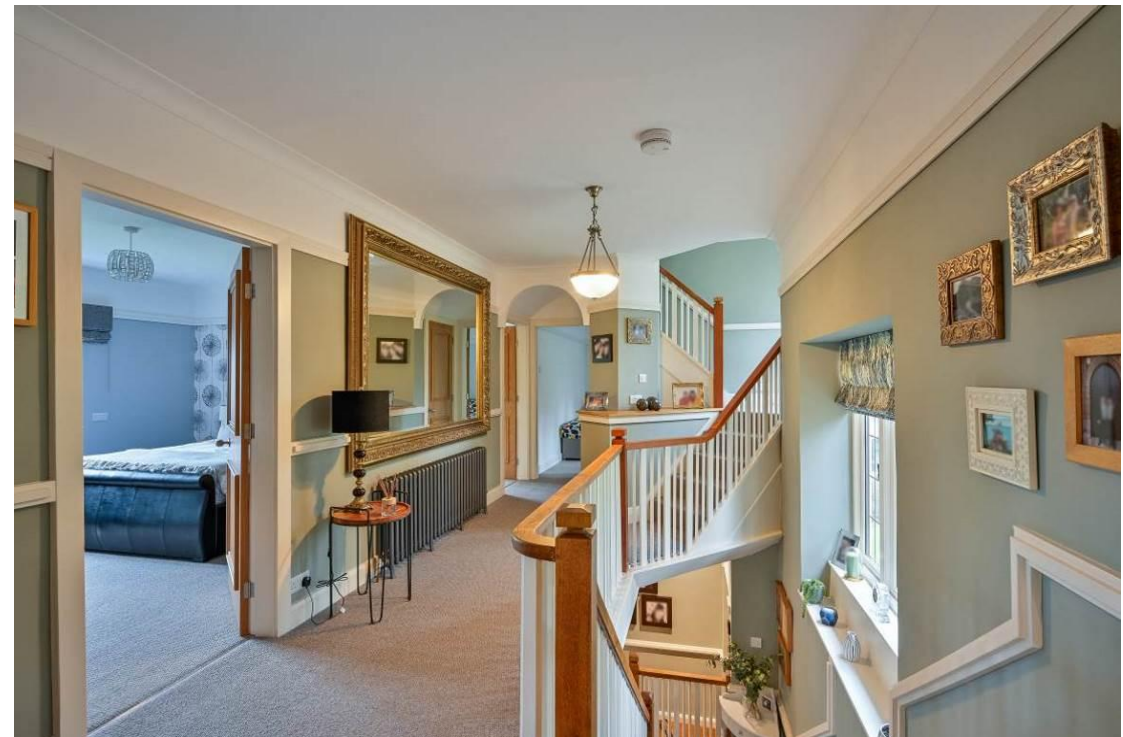
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17022025









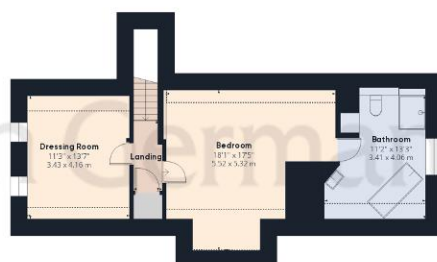




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

3712.59 ft²

344.91 m²

Reduced headroom

200.24 ft²

18.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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

John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



