





**The Villa, Main Street, Church Broughton, Derbyshire DE65 5AS**

**A beautiful period detached five bedroom house that has been skillfully extended to provide a super family home. There is an abundance of character and charm benefitting from being located in one of the 'Golden Triangle' villages in Derbyshire.**

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BENNET SAMWAYS are thrilled to present this exquisite period detached five-bedroom residence, expertly extended to create an exceptional family residence. Brimming with character and nestled in one of Derbyshire's prestigious 'Golden Triangle' villages, this property offers a gross internal area of 1,650sq.ft., boasting oak floors, log burners, and a charming farmhouse kitchen with a utility and boot room. Sold with the added benefit of no upward chain.

Interior - Upon entering, a hall with stairs ascending to the first-floor accommodation and flanking the hall are two elegant reception rooms; to the right, the sitting room exudes warmth with its oak floor, feature fireplace, and log-burning stove, while to the left, the inviting dining room boasts an oak floor and a captivating fireplace with an open fire. The garden room, adorned with an oak floor and a feature brick fireplace, opens onto a courtyard-style patio area through French doors, complemented by an understairs cupboard and an entryway into the farmhouse-style kitchen—an ideal space for sociable cooking and entertaining. The kitchen features bespoke 'in frame' wooden units, a range cooker, dishwasher, and stone flooring. Adjacent is a utility room furnished with ample storage cupboards, fridge/freezer space, plumbing for a washing machine, and space for a dryer, with a convenient boot room and ground floor WC cloakroom nearby.

On the first floor, the landing bifurcates into two sections: one leading to a spacious master bedroom with a walk-in wardrobe, bedroom two, and a fitted family bathroom complete with a bath and shower cubicle, while the other leads to three additional bedrooms with one used as a study and a separate WC.

Exterior - The property boasts a small fore garden with borders with shrubs, a pathway to the front door, and a side driveway offering parking and access to the detached garage, with a two storey adjoining play house for children to play in as a great den. A side gate opens into the main rear garden, featuring a courtyard-style patio area with steps leading up to the expansive lawn and additional paved areas. A 'folly' gate with brick archway make a lovely feature. Mature shrubs line the borders, creating a verdant and established outdoor space.

Locality - Church Broughton is a popular village conveniently located 2 miles north of the A50 and approximately 10 miles from Ashbourne. There are several amenities including Church Broughton C of E Primary School, the very popular Holly Bush pub, community shop & hub, St. Michael and All Angels' Church as well as a nearby 18 hole golf course & tennis club. A village that has a sense of community and ideally situated to benefit from the A50 linking it to desirable commuting for M1 & M6 motorways.

Owner's perspective - "The Villa has been a very special family home and has provided us with a wonderful space to raise our children. The house itself has a warm and inviting feel, with the large kitchen/dining room being the perfect central hub to entertain and manage the everyday rigmarole of family life. Curling up in-front of the log burner on a winters night has become a treasured time. The garden has provided an excellent space for many hobbies over the years, while the patio makes for a perfect place to sit out and enjoy a peaceful summers evening.

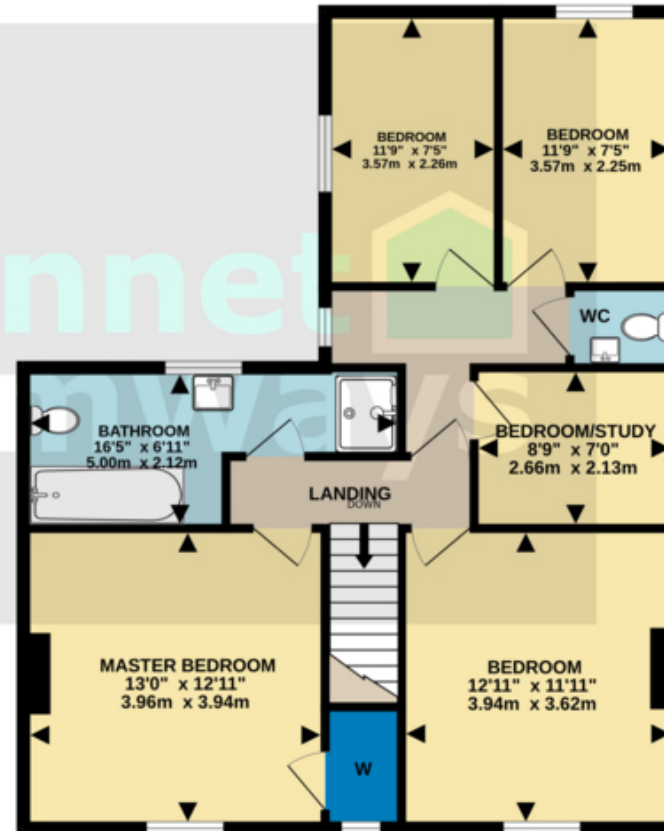
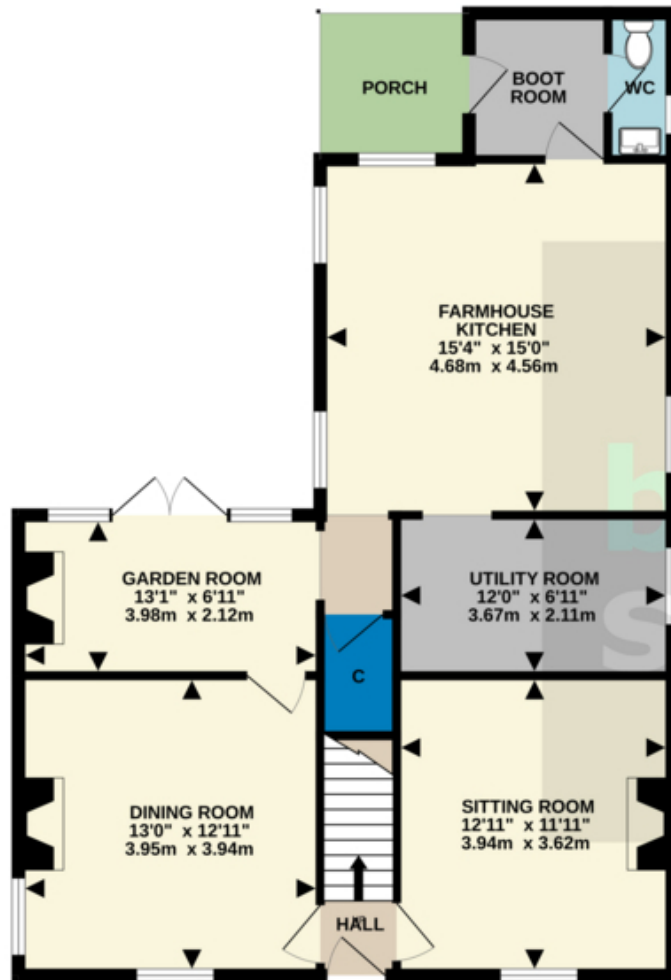
Situated in the heart of Church Broughton, the local community has felt like family. Village events such as 'party on the park' and 'may day' are a great way to get together with neighbours and friends. With amazing walks on the doorstep and beautiful countryside you are only ever a stones throw away from being immersed in nature. We have loved living at The Villa and trust that whoever has the pleasure of owning it next will too have many happy memories here."

Agent's notes - Tenure: Freehold. Council Tax: South Derbyshire band G. Services: Mains electricity, mains water, oil tank, LPG bottles for cooker, mains drainage and internet connection. Estimated broadband speeds available via Ofcom are 3mb standard & 80mb superfast.

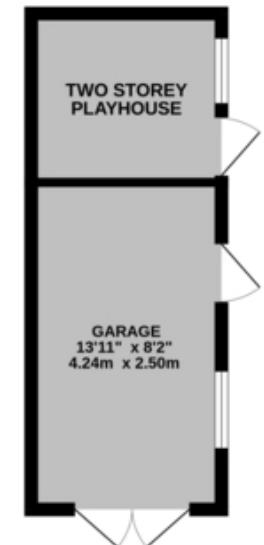
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OUTSIDE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Disclaimer:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**Nick Samways**

Director

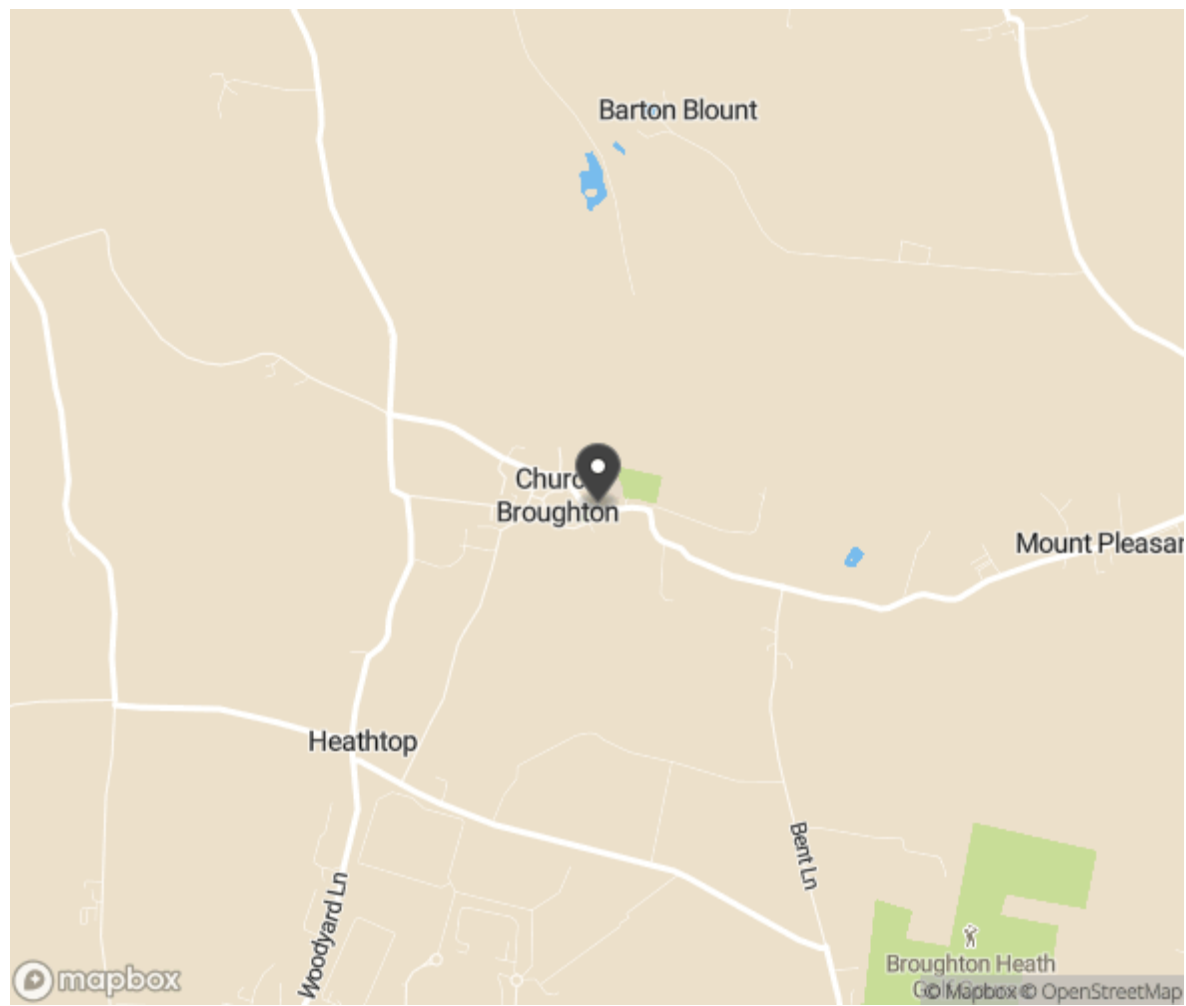
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**Stuart Bennet MNAEA**

Director

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 1   
 3   
 **B**   
 1650 sq ft