

The Heathers Repton Road, Newton Solney, DE15 0SG

Offers Over £1,250,000

Freehold



- Individual & Extremely Stylish Home
- Versatile & Superbly Appointed
- Extensive Driveway & Detached Double Garage
- Low Maintenance Rear Garden with Garden Room
- Southerly Aspect & Stunning Views
- Ideal for a Large Family
- Popular Village Location
- Internal Viewing Essential





Summary

A stunning, individual, architect designed, generous, five bedroom, detached residence occupying a highly desirable location in the sought after village of Newton Solney. The property was completed approximately five years ago to an exacting standard. This superbly appointed accommodation is set over two floors.

The property is double glazed and powered by electricity which is supplemented with a power-wall battery, electric vehicle charging point and solar panels.

The property is heated primarily by a Mitsubishi air source heat pump, utilising underfloor heating throughout. This is further supplemented by Mitsubishi air to air heat pumps installed to the principal rooms and all of the bedrooms.

These units also provide air conditioning summer cooling with both systems controlled via a single app or by individual room controllers.

The Aurora smart lighting system can also be remotely controlled by an app or individual kinetic room controllers.

There is a Sonos sound system throughout the property as well as an alarm system and CCTV.

The property comprises a stunning entrance hall with feature staircase to the first floor, fitted guest cloakroom, lounge, cinema room, generous study, fabulous open plan living kitchen with pergola off and separate utility off. To the first floor there is a feature galleried landing overlooking the hallway below, a principle bedroom with walk-in wardrobe and en-suite bathroom. There are four further double bedrooms, two of which benefit from en-suite facilities plus a principle bathroom.

The property occupies a good size plot with a generous, private driveway to the front with parking for six vehicles and a spacious, detached double garage. To the rear of the property is a low maintenance garden with extensive patio/terrace, artificial lawn and fabulous views over neighbouring fields with a southerly aspect. Set within the garden is a fabulous garden room comprising a gym and games room/bar.

F&C

The Location

Newton Solney is a pleasant, tranquil village set amidst attractive open countryside offering delightful walks. The village itself benefits from a church, primary school and two pubs. The village is highly convenient for Burton-on-Trent and Derby. More locally, neighbouring villages offer a further range of amenities in Repton and Willington. The former famous for its public school and having a further range of shops and facilities. Willington benefits from a train station as well as pleasant walks along the Trent and Mersey canal. The property is convenient for the A38 and A50 and East midlands airport.

Accommodation

Entrance Hall

24'8" x 10'6" (7.53 x 3.21)

A stylish entrance door provides access to an impressive entrance hallway. A very light and airy room featuring a stylish staircase to first floor with wood and glass balustrade leading up to a galleried landing above. There is a large window to the front offering much light and an aspect through sliding glass doors which lead to the open plan living kitchen and pergola, making the most of the field views beyond.



Superbly Appointed Fitted Guest Cloakroom

8'7" x 3'4" (2.62 x 1.02)

Appointed with stylish floor and wall tiles and comprising a stylish suite with low flush WC, a highly individual conical shaped wash handbasin, ladder style radiator and window to side.



Lounge

14'9" x 13'9" (4.50 x 4.21)

Featuring a media style wall with recesses ideal for a flat screen TV and display alcoves with drawer units beneath and window to the front elevation.



Cinema Room

15'4" x 14'8" (4.68 x 4.48)

A fabulous room for enjoying music and film with surround sound and double glazed windows to the front and side.



Generous Study / Sitting Room

14'11" x 12'5" (4.56 x 3.80)

With sliding patio door to rear offering views over the garden and fields beyond.



Open Plan Living Kitchen

21'3" x 20'5" x 16'1" x 15'4" (6.48 x 6.24 x 4.91 x 4.69)



Lounge Area

A stunning room at the heart of this home featuring a lounge area and substantial sliding patio doors giving access to pergola with further sliding glass doors to enable year round use, electric radiant heating and remote controlled lighting in the roof veins.



Kitchen Area

A fabulous, high specification, German built fitted kitchen featuring sintered stone work surfaces from Impala stone. There is an extensive range of work surfaces with inset sink unit with mixer tap and Quooker instant hot water tap, a selection of multi-toned drawers and cupboards, a central island with a selection of Neff appliances including a ceramic induction hob, double oven, microwave, coffee machine, large fridge and dishwasher. There is a window to the side with further sliding patio doors to the garden.



Pergola

22'4" x 8'7" (6.82 x 2.62)



Utility

15'3" x 6'9" (4.66 x 2.06)

Having a further range of worktops, inset sink unit, storage cupboards, appliance space suitable for American style fridge freezer, washing machine and tumble dryer and door to side.



First Floor Landing

21'10" x 10'4" (6.67 x 3.17)

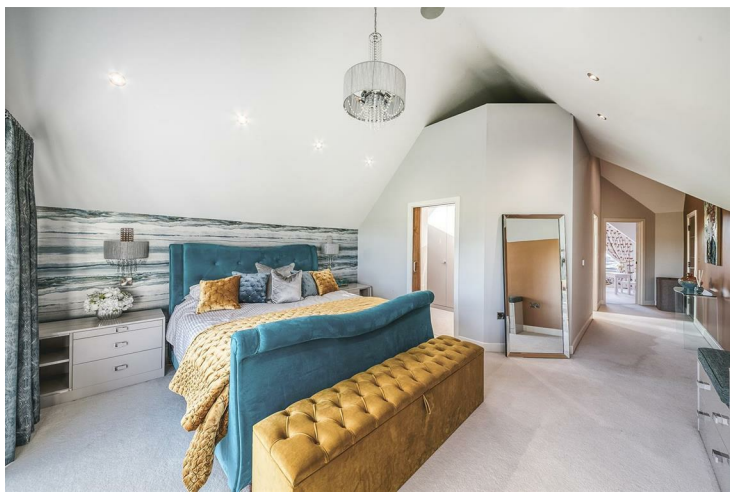
A galleried landing with continuation of the glass and wood balustrade with views down to the hallway below and double glazed Velux windows. Please note all first floor rooms have vaulted ceilings.



Principle Suite

32'3" x 15'1" (9.83 x 4.62)

With a feature high ceiling, generous walk-in wardrobe and sliding patio door incorporating Juliet balcony offering fabulous views over the garden and fields beyond.



Walk-In Wardrobe

10'0" x 6'2" (3.05 x 1.88)

Extremely Well-Appointed En-Suite Shower Room

9'9" x 6'8" (2.98 x 2.04)

Comprising stylish floor and wall tiles and appointed with a low flush WC, vanity unit with twin sink units and storage beneath, spacious walk-in shower cubicle, chrome towel radiator and Velux window to side.



Double Bedroom Two

14'9" x 13'5" (4.51 x 4.11)

Comprising fitted wardrobes and window to front.



Double Bedroom Three

14'7" x 10'1" (4.45 x 3.08)

Cleverly benefiting from a pull down bed which is recessed into the wall and as such can be used as a dayroom/studio area. There is a sliding door onto the balcony, again with stunning views.



Superbly Appointed Shower Room

9'5" x 3'10" (2.88 x 1.18)

Featuring stylish floor and wall tiles and appointed with a low flush WC, vanity unit with wash handbasin and drawer beneath, shower cubicle, chrome towel radiator and Velux window.



Double Bedroom Four

15'1" x 9'5" (4.60 x 2.88)

Featuring double glazed patio doors leading to a Juliet balcony and stunning countryside views.



Superbly Appointed En-Suite Shower Room

7'9" x 4'4" (2.37 x 1.34)

Comprising stylish floor and wall tiles and appointed with a low flush WC, vanity unit with wash handbasin and drawers beneath, walk-in shower cubicle, ladder style towel radiator and Velux window.

Double Bedroom Five

13'8" x 13'5" (4.18 x 4.10)

Having a window to front offering a pleasant outlook.



Superbly Appointed Bathroom

11'2" x 6'9" (3.41 x 2.06)

Featuring stylish floor and wall tiles and appointed with a low flush WC, stylish vanity unit with wash handbasin and mixer tap, freestanding bath with shower attachment, separate shower cubicle, ladder style radiator and Velux window.



Outside

The property occupies a good size plot, set back behind wrought iron railings, with an extensive driveway with parking for up to six vehicles and there is a generous detached garage. The property benefits from a real time camera and screen to allow to easy access onto Repton Road. To the rear of the property there is a fabulous, low maintenance garden with an extensive terrace/patio, artificial lawn, ornamental lighting and garden room. The garden benefits from a southerly aspect and offers delightful views over neighbouring open countryside.



Garden Room

15'9" x 13'10" x 13'10" x 9'9" (4.81 x 4.24 x 4.22 x 2.98)

Currently comprising games room/bar as well as gym.



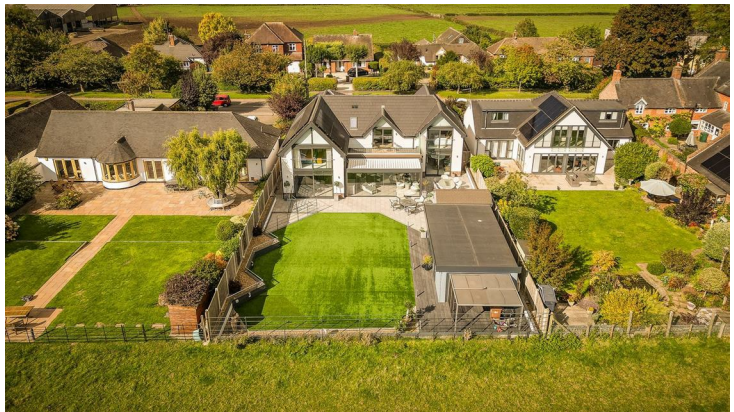
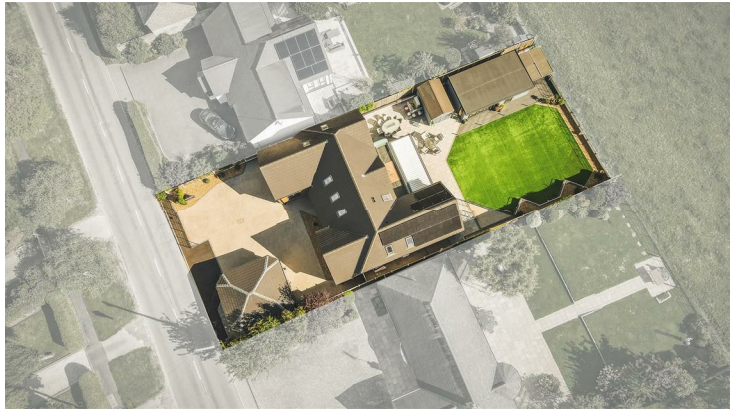
Garage

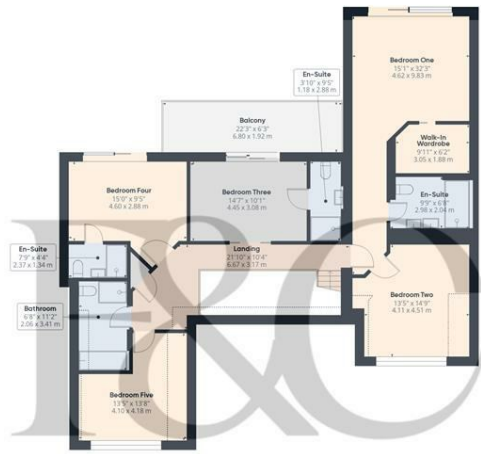
19'6" x 18'2" (5.96 x 5.56)

With power, lighting and electric vehicle car charging point.



Council Tax Band G





Approximate total area⁽¹⁾



Duffield Office

Duffield House
Town Street
Duffield
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DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
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Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
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The Heathers Repton Road
Newton Solney
DE15 0SG

Council Tax Band: G
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	