

# Old School Meadows

Marston Montgomery, Ashbourne, DE6 2FQ

John  
German









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£325,000

Recently built three bed home in sought-after Marston Montgomery. Features high-spec finishes, underfloor heating, open-plan living, en-suite master, stunning countryside views, garage, off-street parking and a well-maintained garden. Close to walks, schools and towns.



Situated in the sought-after village of Marston Montgomery, 4 Old School Meadows is a recently built, three-bedroom semi-detached home that offers modern living with a touch of rural charm. The property has been constructed to a high specification, featuring solid wooden doors throughout and underfloor heating (wet system) across the entire ground floor. The highlight of the home is the open plan living, dining and kitchen area, perfectly designed for modern lifestyles and ideal for entertaining. The master bedroom includes an en-suite, complemented by two further bedrooms, making this an excellent choice for a young family or a couple looking to downsize.

The property boasts stunning countryside views to the rear, providing a tranquil setting, while its location offers convenient access to picturesque country walks, local pubs and reputable schools. Positioned close to the market towns of Ashbourne and Uttoxeter, as well as Burton and Derby, the home provides the perfect balance of village living and easy connectivity. Additional benefits include a single detached garage, off-street parking and a well maintained garden, making this a practical and inviting home in a desirable location.

Entering through the solid wooden front door into the reception hallway, it has tile flooring and doors off to the living dining kitchen, guest cloakroom and a staircase to the first floor landing.

The tile flooring continues in the guest cloakroom, with a wall hung WC and wash hand basin with chrome mixer tap and electric extractor fan.

Stepping into the open plan living, dining, and kitchen area, the tiled flooring continues, complemented by a wooden door leading to the rear garden. A practical understairs storage cupboard provides ample space and houses the underfloor heating manifold and electric circuit board for easy access. The kitchen is thoughtfully designed with wooden preparation surfaces, an inset ceramic Belfast sink with a chrome mixer tap and a matching upstand surround. Integrated appliances include a fridge-freezer, dishwasher, washer/dryer and an electric fan-assisted oven with a five-ring gas hob and extractor fan. Wall-mounted cupboards offer additional storage, there is also a breakfast bar peninsula with a seating area.

Moving onto the first floor landing, there are doors off to the bedrooms, bathroom and a useful over stairs storage cupboard housing the Vaillant combi boiler.

The master bedroom is a generously sized double, offering a delightful view over the rear garden and the picturesque surrounding countryside. A door leads to the en-suite, which is partially tiled and features a wall-hung WC, a wash hand basin with a chrome mixer tap, and a double shower unit fitted with a chrome mains shower and rainfall showerhead. The en-suite is completed with a chrome ladder-style heated towel rail and an extractor fan.

The second bedroom is a well-proportioned double, providing ample space and flexibility. The single third bedroom offers versatility and could easily serve as a nursery, home office, or study, catering to a range of needs.

The family bathroom is partially tiled and features a modern wall-hung WC and a wash hand basin with a chrome mixer tap. It is fitted with a bath complete with a chrome mixer tap and a chrome mains shower, accompanied by a glass shower screen. There is also a ladder-style heated towel rail and an extractor fan.

To the rear of the property is a well-maintained garden, thoughtfully designed with a patio seating area, a laid lawn, and herbaceous and flowering borders, all enclosed by a timber fence. The garden also benefits from outdoor electric sockets for added convenience. To the side of the property, a tarmac driveway with an EV charging point provides off-street parking for multiple vehicles and leads to a single detached garage. The garage is equipped with power, lighting, an electric roll-top door, and a secure side door offering access to the rear garden.

**Agents note:** We understand there is a communal management cost currently £230 per annum to Penlee Ltd.

**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:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

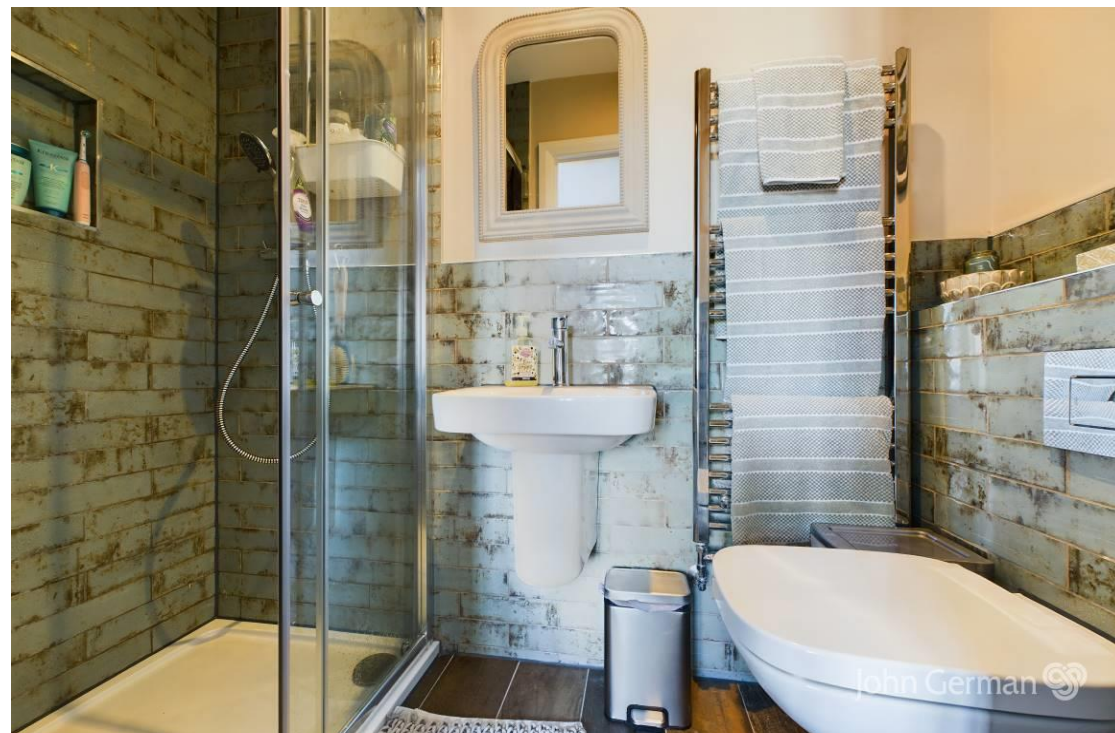
**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band B

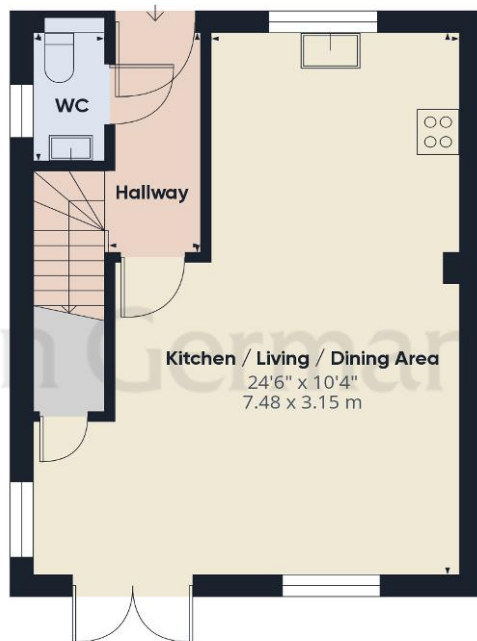
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/08012025

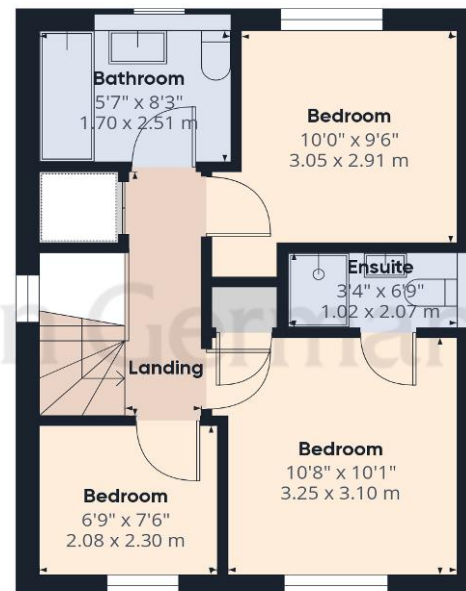
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1023.75 ft<sup>2</sup>

95.11 m<sup>2</sup>

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## 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		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Loughborough | Stafford | Uttoxeter

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