THE OLD VICARAGE

Smalley | Derbyshire





WELCOME TO THE OLD VICARAGE

The Old Vicarage is a beautiful bespoke development of two luxury homes. Built to high specification by Boxton Homes, these generously proportioned four and five bedroom homes offer and idyllic rural life in picturesque village of Smalley, Derbyshire.

This gated development offers privacy to fully enjoy the beautiful features of these incredible homes. Filled with smart tech and high end luxurious specification, these homes offer absolute comfort and elegance.

The Old Vicarage address: Land at 80 Bellview Smalley, Ilkeston, Derbyshire DE7 6EF

SITE PLAN





ABOUT THE DEVELOPER & ARCHITECTURAL DESIGNER

Boxton Homes has recently acquired a prime location on Main Road, Smalley, where we are meticulously crafting bespoke luxury family homes that epitomise sophistication and elegance.

ABOUT THE AREA

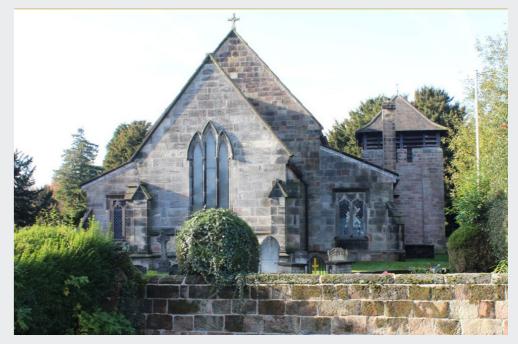
Led by two seasoned experts in the property sector, Boxton Homes has an impressive portfolio of successfully executed projects, showcasing their unwavering commitment to excellence in craftsmanship and attention to detail.

We consider it a privilege to build such Homes in Smalley, given the passion for delivering exceptional homes, it is a testament to the promise of remarkable properties on the horizon.

Boxton Homes and reknowned architects Studio VII have forged a long-standing partnership, combining their expertise to craft exceptional living spaces.

Over several years, we have collaborated to refine our design aesthetic, meticulously attending to every detail from project inception to completion. This synergy has resulted in a distinctive approach to design, characterised by flowing layouts and a focus on delivering exceptional end-user satisfaction. With a deep understanding of each other's strengths, we have honed our skills to create homes that are not only visually stunning but also functional and liveable. setting a new standard for quality in the local area.





Smalley is a village in Derbyshire, England. Nestled between Derby and Nottingham, it has a rich history dating back to the Domesday Book.

Characterised by picturesque landscapes, Smalley features a mix of traditional and modern architecture. The village is known for its parish church, St. John the Baptist, a medieval gem with

architectural significance. Smalley also boasts various amenities, including local pubs and schools, fostering a close-knit community. Its location provides easy access to neighbouring urban centres while maintaining a tranquil, rural atmosphere. The village showcases a blend of historical charm and contemporary convenience, making it a unique residential area in Derbyshire.



PLOT 1 THE SPIRE

A generously proportioned five bedroom detached home with garage, within a bespoke gated development of just two properties.



GROUND FLOOR

Livin Kitch Lour Play Boo Utilit Pant



BDROOM 4 BCROOM 3 BCR

ing area	5.47 x 4.48
chen/Dining area	9.13 × 3.94
unge	4.01 x 5.29
lyroom	5.81 x 2.60
otroom	2.13 × 1.76
lity	2.28 × 3.06
ntry	1.38 × 1.21
rage	5.75 x 4.26

FIRST FLOOR

METRES

METRES

Master Bedroom	3.92 × 4.26
Dressing area	3.67 x 3.79
Bedroom 2	3.76 × 4.01
Bedroom 3	4.10 × 2.79
Bedroom 4	4.01 × 2.79
Bedroom 5	4.01 × 3.12
Bathroom	3.76 x 2.82



PLOT 2 THE LAURELS

A beautiful four bedroom detached home with garage, within a bespoke gated development of just two properties.



GR Dini Kitch Loui Utilii Stuc Gara





ROUND FLOOR METRES FIRST FLOOR	METRES
ining area 5.06 x 3.00 Master Bedroom 4.0)2 x 3.47
tchen/Living area 8.24 x 4.50 Dressing area 3.4	12 x 2.05
bunge 4.80 x 4.27 Bedroom 2 4.80	30 x 4.16*
tility 2.66 x 1.97 Bedroom 3 4.	17 x 3.47
udy/Playroom 3.36 x 2.84 Bedroom 4 3.3	39 x 3.60
arage 3.10 x 6.00 Bathroom 3.6	6 x 2.33

* Max dimension.

QUALITY SPECIFICATION

Private Electric Gated Homes

Kessler Luxury Kitchens including Neolith Ceramic worktops

Smart CCTV, Intercom and Alarm system (accessible by phone)

Smart Underfloor heating (accessible by phone)

Media walls including Fireplace

In ceiling speaker system

LED Mood Lighting throughout

Chandelier in main hallway

Integrated appliances including ovens, induction extracting hob, dishwasher, fridge/freezer, boiling and cooling water tap

Cat 6 internet points to every TV point

Bespoke Bathrooms in each home

Smart Solar system



All enquiries, please contact Cope & Co.

Tel: 01332 300100

E: derby@copeandco.co.uk | W: copeandco.co.uk | 🖸 boxtonhomes

anterbury House, Stephensons Way, Derby DE21 6LY

THE OLD VICARAGE



ΒY

The information in this brochure is for guidance only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under Property Misdescriptions Act 1991. Although every care has been taken to ensure that this information is correct, contents do not constitute a contract, part of a contract or warranty. We reserve the right to change specification details.

BROCHURE DESIGN BY WHITE CHALK www.whitechalk.co.uk