

# THE OLD VICARAGE

Smalley | Derbyshire

BY



BOXTON  
HOMES

LUXURY LIVING

# 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 an 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



1 Plot 1: The Spire      2 Plot 2: The Laurels

## 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.

Led by two seasoned experts in the property sector, Boxtton 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 renowned 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.



## ABOUT THE 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.



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**GROUND FLOOR**

	METRES
Living area	5.47 x 4.48
Kitchen/Dining area	9.13 x 3.94
Lounge	4.01 x 5.29
Playroom	5.81 x 2.60
Bootroom	2.13 x 1.76
Utility	2.28 x 3.06
Pantry	1.38 x 1.21
Garage	5.75 x 4.26



**FIRST FLOOR**

	METRES
Master Bedroom	3.92 x 4.26
Dressing area	3.67 x 3.79
Bedroom 2	3.76 x 4.01
Bedroom 3	4.10 x 2.79
Bedroom 4	4.01 x 2.79
Bedroom 5	4.01 x 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.



## GROUND FLOOR

	METRES
Dining area	5.06 x 3.00
Kitchen/Living area	8.24 x 4.50
Lounge	4.80 x 4.27
Utility	2.66 x 1.97
Study/Playroom	3.36 x 2.84
Garage	3.10 x 6.00



## FIRST FLOOR

	METRES
Master Bedroom	4.02 x 3.47
Dressing area	3.42 x 2.05
Bedroom 2	4.80 x 4.16*
Bedroom 3	4.17 x 3.47
Bedroom 4	3.39 x 3.60
Bathroom	3.66 x 2.33

\* Max dimension.

## QUALITY SPECIFICATION

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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

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cope&co.

All enquiries, please contact Cope & Co.

**Tel: 01332 300100**

E: [derby@copeandco.co.uk](mailto:derby@copeandco.co.uk) | W: [copeandco.co.uk](http://copeandco.co.uk) | [@boxtonhomes](https://www.instagram.com/boxtonhomes)

Canterbury House, Stephenson's Way, Derby DE21 6LY

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