



CHARLESWORTH HOUSE
18 Brizlincote Lane, Bretby, DE15 OPR



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CHARLESWORTH HOUSE

Charlesworth House is a beautiful family home sat behind a private and gated driveway. This high specification, newly renovated detached ultra smart home was designed by award winning architects Bi Design.

ACCOMMODATION SUMMARY

This elegant four-bedroom family residence, nestled behind Anpr-controlled gates, presents an extraordinary entertainment space designed to the most exquisite standards. Boasting an indoor heated pool, a luxurious sauna/steam room, and a sophisticated fingerprint-enabled wine room capable of housing 500 bottles. This home also features an outdoor kitchen, a sunken fire pit seating area, and a relaxing hot tub. Furthermore, this cutting-edge smart home offers full voice and app control, allowing you to effortlessly manage everything from lighting, switches, and music to even your coffee machine via voice commands, app controls, or your home smart screen interface.



GROUND FLOOR

The ground floor of this exceptional property presents two expansive reception rooms with distinctive features. The first room, used as a playroom, includes a unique fireman's pole descending from bedroom 3.



GROUND FLOOR

The second reception room showcases a custom bath stone fireplace, built-in shelving, herringbone wood flooring, and a built-in sound system with the potential to transform into a cinema room. Custom-built shutters adorn the front-facing rooms, enhancing both privacy and elegance.



GROUND FLOOR

Elegance continues as you step into a welcoming hallway graced with an under stair wine room capable of holding up to 150 bottles.



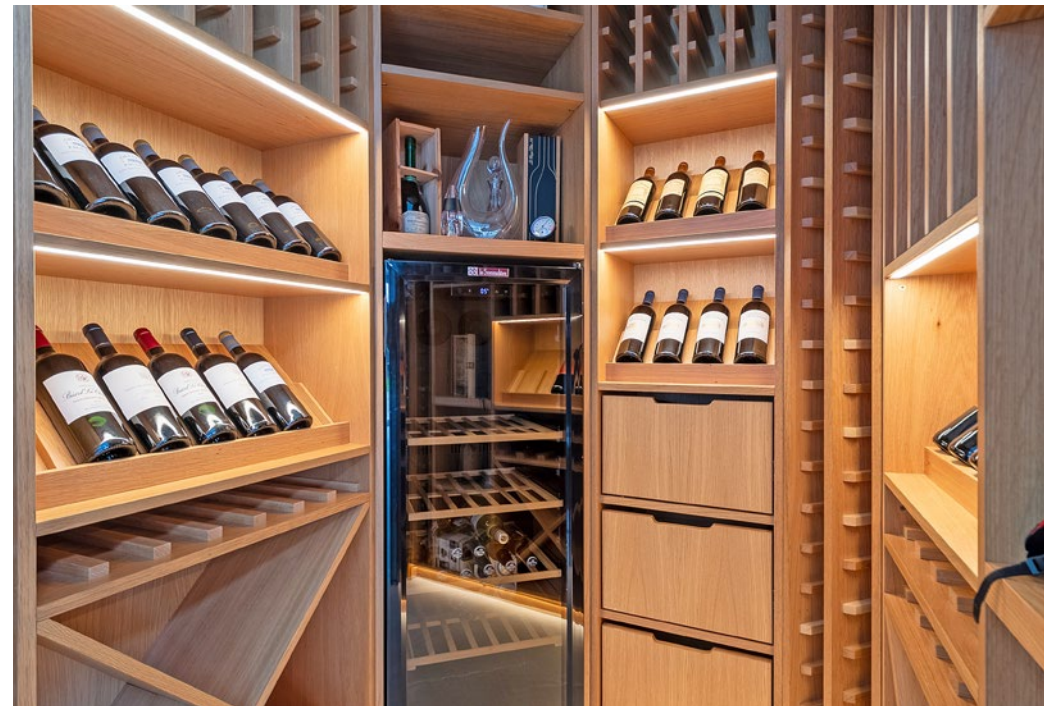
GROUND FLOOR

As you enter into the kitchen you are greeted by the home smart panel, which allows you to control the lighting, music, security cameras, front gates and switches all around the house. All of these fixtures can also be controlled through an app on your phone as well as voice command.



GROUND FLOOR

The heart of the home boasts a custom hand-built kitchen with top-of-the-line Bosch appliances, including an oven, microwave, and coffee machine. Additional luxuries include a Quooker hot, sparkling and filtered water tap, a gas stove, a Faber extractor, and integrated dishwasher and fridge freezer.





GROUND FLOOR

Adjoining the kitchen is a utility room with a modern glass dishwasher and sink, fitted washing machine, a sauna that can double as a steam room, a downstairs toilet, and a convenient storage cupboard.



GROUND FLOOR

Transitioning from the kitchen, you enter a spacious open plan living and dining area exuding warmth and sophistication. With seating for up to 10 people and a skylight overhead, this area is bathed in natural light.





GROUND FLOOR

Glass doors lead to the garden and an outdoor kitchen, complete with remote-controlled electronic blinds. A notable feature of the living area is the Stovax wood log burner, complemented by a 500-bottle walk-in wine room with fingerprint recognition entry and a dedicated whisky and cocktail bar area featuring built-in lighting, storage, and a cocktail sink. This exceptional residence also boasts a high-spec indoor heated pool, featuring three water fountain features, underfloor heating, and an ultra-efficient heat system that purifies the air and reduces electricity consumption by over half. The pool is equipped with a child-safe anti fungicide cover for added safety.



FIRST FLOOR

The primary bedroom features a super king bed with a panic button for added security, as well as a Juliet balcony which opens to showcase the stunning garden views. Bedroom two also benefits from an ensuite with freestanding bath, shower area and wardrobe area.



FIRST FLOOR

On the first floor, you'll find four generously sized bedrooms, two of which include walk-in wardrobes and ensuites. Each bedroom is equipped with a fitted TV.



FIRST FLOOR

The floor is completed by a family bathroom with luxurious floor to ceiling marble tiles, gold fixtures, and an Italian stone bathtub.



FIRST FLOOR

To the right of the landing is bedroom 3 and 4. Bedroom 3 benefits from a fireman's pole leading to the reception room downstairs.



OUTSIDE

There has been no expense spared when creating the beautifully constructed garden. Designed by Leicester garden architects this garden benefits from a covered outdoor kitchen area with mains fed gas and water supply. This cooking and dining area benefits with granite worktops, seating with a fire built into the table as well as a state of the art projector for watching tv.



OUTSIDE

There is a large patio leading to a sunken fire pit seating area with mains fed gas fire, a beautiful water feature wall, built in light and sockets. There is a large area of grass which was imported from Sweden.



OUTSIDE

To the rear of the garden there is a home office built from sip panels surrounded by composite decking. The home office also has a toilet and shower room. Beside the home office there is a built in sunken hot tub and plenty of space for more seating.



LOCATION

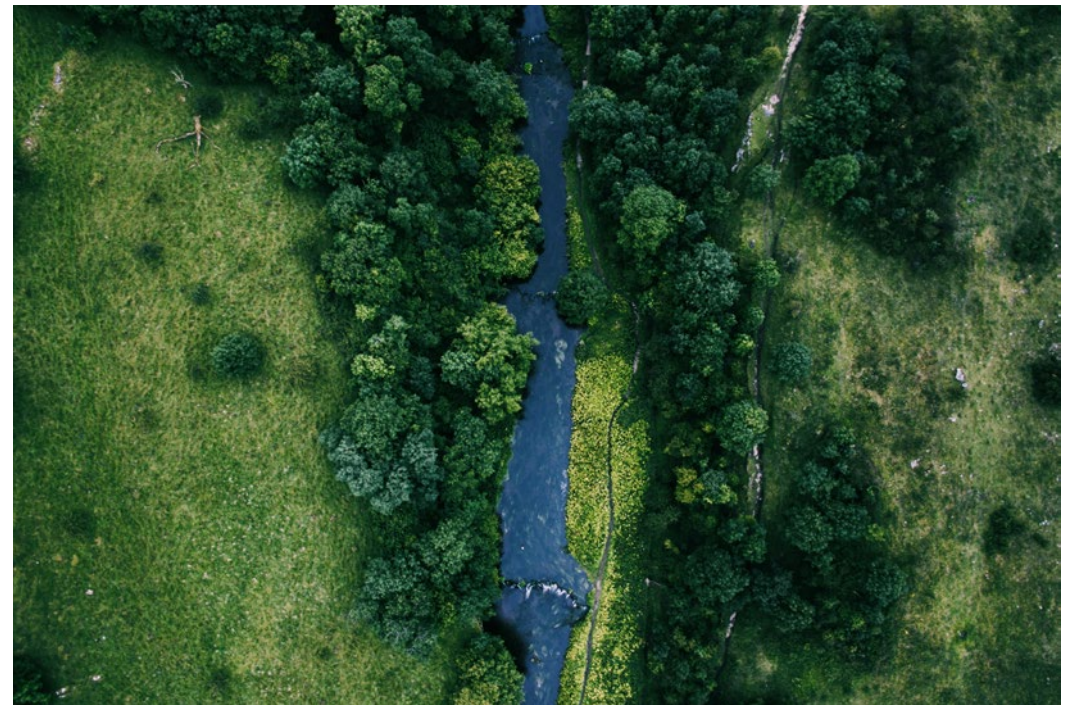
Bretby is a village in the south of Derbyshire, England, north of Swadlincote and east of Burton upon Trent, on the border between Derbyshire and Staffordshire.

LOCAL SCHOOLS

- Repton School - 3.3 miles
- St Wystan school - 3.3 miles
- Dame Catherine Harpurs School - 4.9 miles
- Derby Grammar School - 7.2 miles
- Derby High School - 7.9 miles
- Lichfield Cathedral School - 12.6 miles

TRANSPORT

- Burton on Trent Station - 3.2 miles
- Tamworth Train Station - 12 miles
- East Midlands Airport - 11 miles
- Birmingham Airport - 25 miles



GENERAL INFORMATION

SERVICES

Mains water, gas, drainage, and electricity.

TENURE

Freehold

LOCAL AUTHORITY & TAX BAND:

East Staffordshire & Council Tax Band: G

VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners (Hannah Felicity) 07896 413 747, hannahfelicity@luxurypropertypartners.co.uk

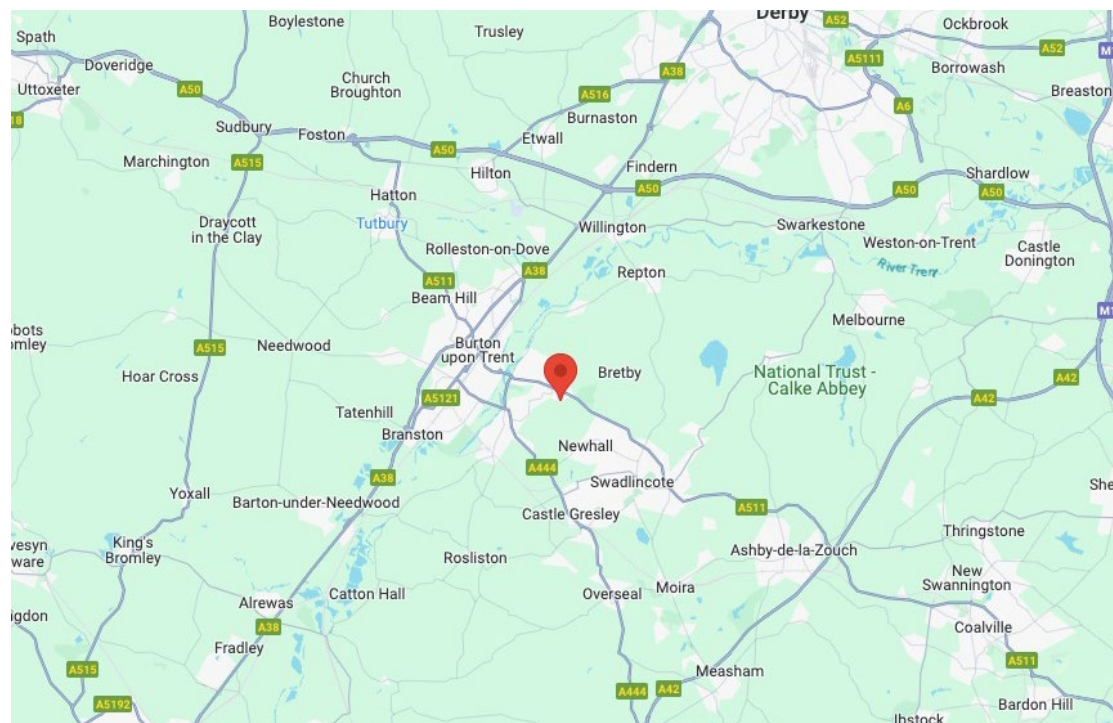
AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

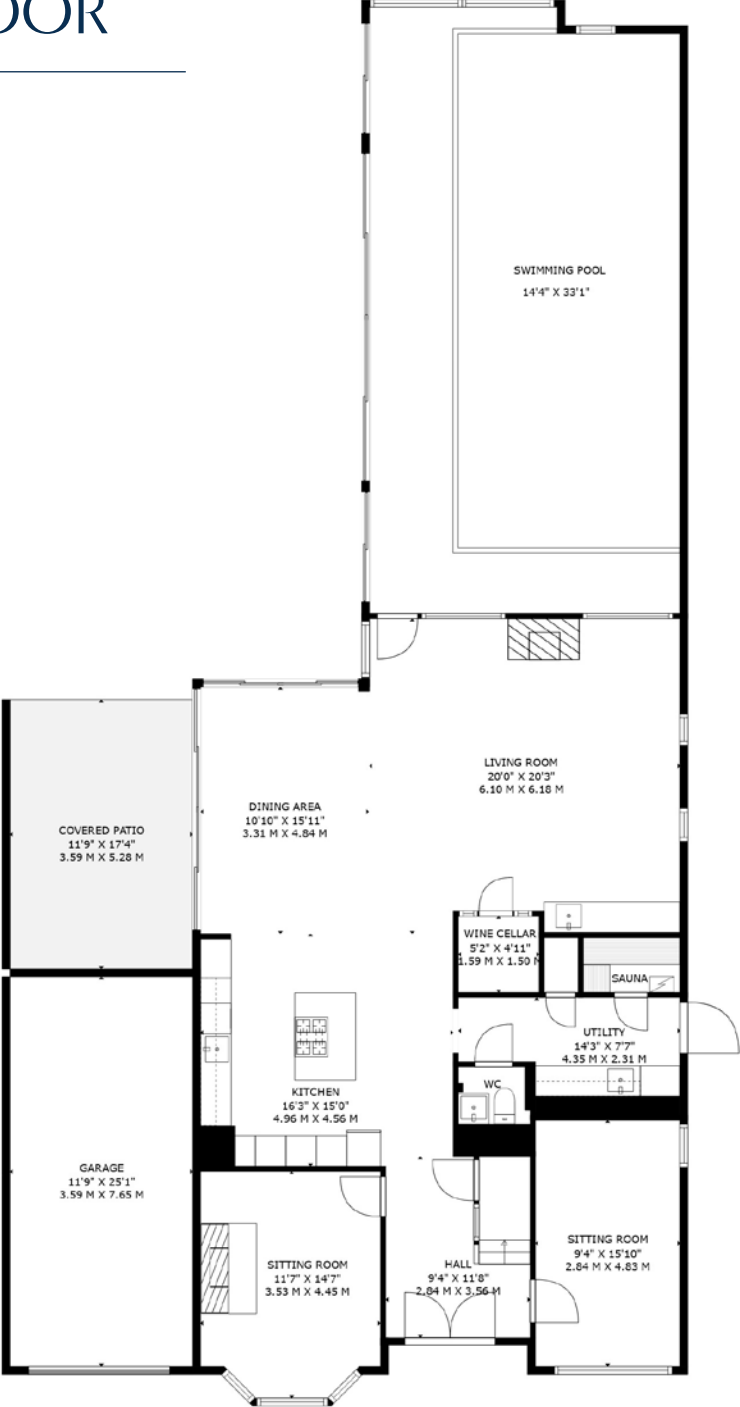
BULLET POINTS:

- Smart home fully controlled via app, home smart screen or voice control
- 4 bedrooms with two en-suites and walk in wardrobes
- Designed by award winning architect Bi-Design
- Custom hand built kitchen with built in Bosch appliances
- Advanced indoor heated pool system
- Electric ANPR private front gates with parking for 8 vehicles
- State of the art security camera system
- Magnificent gardens with sunken fire pit seating area, covered outdoor kitchen, decking area with separate office and sunken hot tub
- Nestled towards the end of a private lane
- Freehold/Council Tax Band: G
- EPC: C

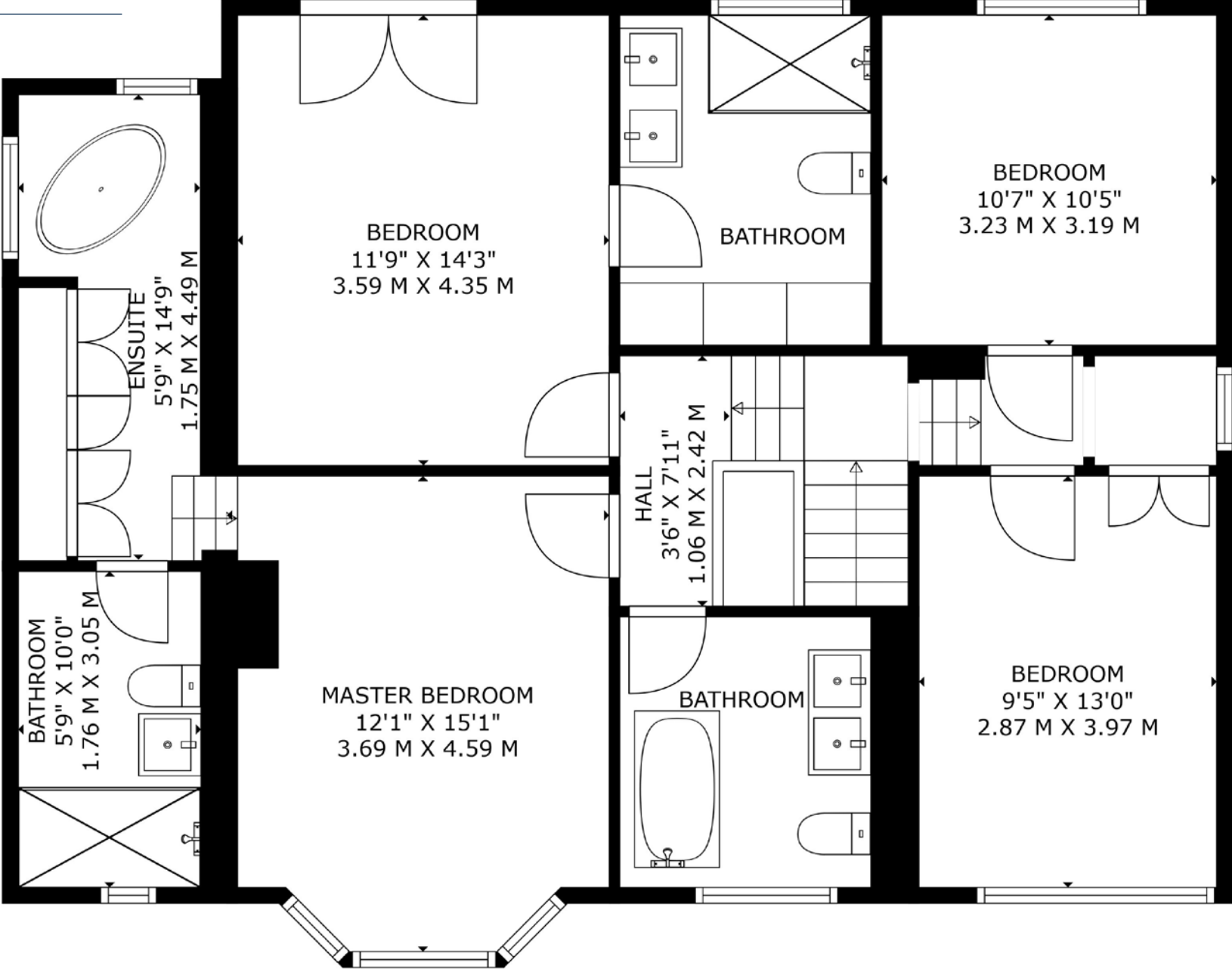
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR





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Important Notice

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