



GRANT'S
OF DERBYSHIRE

13 Oak Tree Gardens, Tansley DE4 5WA
Price Guide £1,000,000

This detached contemporary home is simply stunning! Occupying an elevated position, one of its greatest assets is the fantastic panoramic view out across the village towards the open countryside beyond. Superbly appointed and particularly spacious, it has been finished to an extremely high standard with outstanding quality fixtures and fittings throughout. The accommodation is set over three floors and benefits from lift as well as stair access. To the top floor are three double bedrooms, each having ensuite facilities. From the main bedroom are sliding doors opening to a fabulous sun terrace. The main living area is on the first floor with an open plan living/dining/kitchen with floor to ceiling windows taking full advantage of the excellent outlook. From the dining and kitchen areas are substantial bifold doors to the beautiful landscaped rear garden. The ground floor currently includes a large study, double bedroom with ensuite, good sized utility room and WC. There is individually controlled, zoned, underfloor heating throughout the property, misting fire suppression system, and data points. To the front of the property is a large driveway with electric gates providing ample off road parking and to the rear are landscaped gardens backing onto fields. Viewing Highly Recommended!



Location

Oak Tree Gardens is a quiet cul-de-sac at the heart of the village of Tansley. Tansley itself has a village hall, community hall, village green, two public houses, two excellent garden centres and a primary school rated "good" by Ofsted (2017). Within a five minute drive is the market town of Matlock which offers a wider range of facilities and shops including a Sainsbury's supermarket and an M&S food hall. The train station at Matlock provides a direct link to Derby and facilitates easy onward travel to London St Pancras.

There are plenty of walks from the doorstep. The country houses of Chatsworth, Haddon, Hardwick, Bolsover, Kedleston and Tissington are all within easy reach and the opportunities afforded locally and by the Peak Park are endless.

Ground Floor

To the front of the property is a contemporary entrance door, with floor-length side-light panel, which opens to the

Entrance Hallway

Having porcelain tiles to the floor, this is a most welcoming and spacious hallway. The corner window with double-glazed panels and integral electrically operated blinds lets in plenty of natural light and the hallway is also lit by wall lamps and integrated downlight floor lighting.

A lift provides access to the accommodation on the upper floors and a polished walnut staircase, with concealed step lights, leads up to the open plan living room.

From the hallway are beautiful walnut doors opening to the rooms on the ground floor.

Study/Bedroom Five 20'6" x 9'10" (6.27m x 3.0m)

With a continuation of the porcelain tiles from the hallway, this spacious room is currently used as a study but would work equally well as a double bedroom and could even be converted into an integral garage if required. To the front of the room are sliding glazed doors, with integral electrically operated blinds, opening onto the driveway and enjoying views over the village and beyond. There are data points, and multiple sockets for a wall mounted TV.

Bedroom Four 19'9" x 12'0" (6.04m x 3.68m)

Having front aspect sliding patio doors, with integrated electric blinds, opening onto the front of the property, and

porcelain tiles to the floor. It benefits from a range of built-in wardrobes providing a good amount of hanging and storage space. The room is lit by inset spotlights and there are bedside reading lights and data points. This bedroom would be perfect for someone with low mobility or requiring easy access into the building. A walnut door opens to the

Ensuite Shower Room 9'4" x 4'4" (2.87m x 1.34m)

Fully tiled with porcelain tiles, this room is fitted with a three piece suite comprising shower cubicle with Aqualisa pre-set shower having overhead and handheld shower sprays, contemporary wash hand basin with pull out drawer beneath and concealed cistern dual flush WC. There is a large illuminated mirror, extractor fan, and chrome finished ladder-style electric towel radiator.

Utility Room 10'0" x 8'2" (3.05m x 2.49m)

Fitted with a good range of contemporary wall and base units and a composite marble effect work surface with a matching upstand and inset Butler sink with swan neck mixer tap. Concealed within a cupboard is space and connection for an automatic washing machine as well as space for a condensing tumble dryer. There is also a linen cupboard with slatted storage shelving. There are porcelain tiles to the floor, low energy spotlights to the ceiling, under cabinet lights and an extractor fan.

This room could easily be adapted to a full kitchen if desired.

Ground Floor WC 4'9" x 4'3" (1.45m x 1.31m)

Partially tiled with concrete-effect wall tiles, this room is fitted with a wall hung wash hand basin with pull out storage drawer beneath and a dual flush concealed unit WC. There is an inset illuminated mirror, a chrome finished ladder-style towel radiator and an extractor fan.

Control Cupboard 4'10" x 3'1" (1.49m x 0.96m)

Housing the gas fired boiler which provides hot water and underfloor heating to the property. The ground floor underfloor heating controls and misting fire suppression system are also here along with the electricity distribution system, data points, internet connection as well as alarm and CCTV system.

First Floor

Spacious Open Plan Living Dining Kitchen

A superb space with the full height windows to the front aspect making the most of the panoramic views over the open countryside which surrounds Tansley.

Living / Dining Area 39'4" x 15'4" (12.00m x 4.69m)

This generously proportioned room has porcelain floor tiles and a modern hole in the wall wood burning stove. As well as inset spotlights to the ceiling, there is a large bespoke feature light in the lounge area and pendant lights in the dining area. The room has a television aerial with satellite facility and data points. There are built in open display shelves with storage drawers beneath and a bespoke storage unit with open display shelves, glass display shelving, wine bottle storage and two Miele wine chiller fridges. From the dining area are bifold doors with integrated electric blinds opening onto the rear garden.

Breakfast Kitchen Area 19'9" x 12'0" (6.04m x 3.68m)

Designed by Charles Yorke of Nottingham this luxury kitchen is fitted with a superb range of units in a dark walnut finish. The large central island unit has cupboards & drawers set beneath a composite granite-effect work surface and incorporates an undermount stainless sink with a Quooker mixer tap providing a boiling water facility. There is a Miele induction hob and pop-up downdraft extractor fan, pull-out recycling drawers, integral 12-place setting dishwasher and further storage cupboards. Fitted within the kitchen is a large integral Miele fridge and separate integrated Miele freezer with ice making and running chilled water dispenser. There are a pair of Miele steam ovens and a built-in combination oven/microwave. Within the kitchen is a walnut breakfast bar with seating for four.

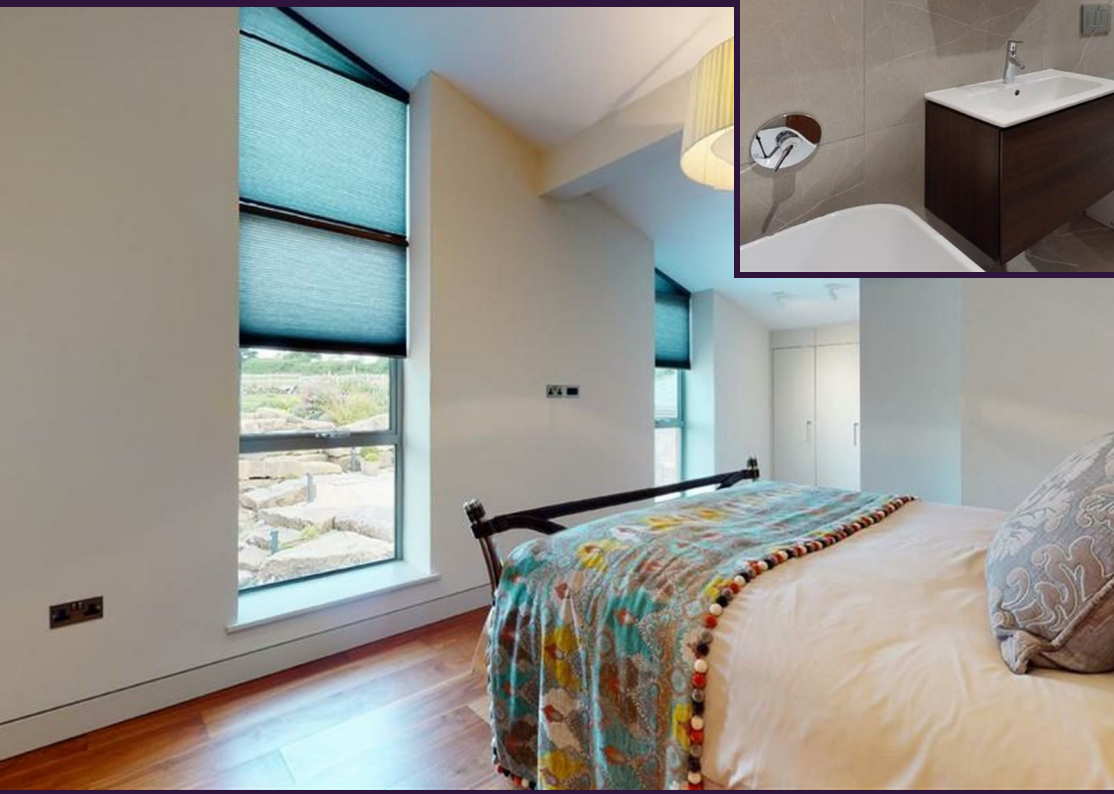
To the front of the room is a picture window with integral electrically operated blinds and to the rear are bifold doors opening to the gardens and terrace.

Second Floor

Reached from the open plan living space via lift and a polished walnut staircase with concealed steplights.

Landing

With polished walnut flooring and walnut doors opening to the three bedrooms on this floor.



Bedroom One 19'10" x 15'3" (max) (6.05m x 4.65m (max))

With a continuation of the polished walnut flooring from the landing this is a stunning room. It is open to the apex of the roof and features a floor to ceiling apexed window with electrically operated blinds and sliding doors opening on to the balcony. This floods the room with natural light. There is a fantastic range of built-in wardrobes as well as a dressing unit with illuminated mirror and data points.

To the rear of the room is a door accessing the

Ensuite Bathroom 10'2" x 5'9" (3.10m x 1.77m)

This fully tiled room is fitted with a contemporary four piece suite comprising bath with side fill mixer taps, wall hung wash hand basin with vanity unit beneath, dual flush concealed cistern WC and a large shower cubicle with Aqualisa mixer shower, having overhead and handheld shower sprays. Above the wash hand basin is an illuminated mirror.

Bedroom Two 19'9" x 11'5" (max) (6.02m x 3.49m (max))

Also benefitting from an excellent range of fitted wardrobes. The two windows to the rear aspect enjoy an extremely pleasant outlook over the gardens to the open fields beyond. The windows are fitted with electrically operated blinds and there is a data point for a wall mounted TV.

Ensuite Shower Room 10'2" x 4'9" (3.12m x 1.47m)

This fully tiled room has a rear aspect window overlooking the gardens. The suite comprises shower cubicle with Aqualisa mixer shower with overhead and handheld shower sprays, wall hung wash hand basin with vanity unit & an illuminated mirror fronted cabinet over, and a dual flush concealed cistern WC. There is a chrome finished ladder-style towel heater and an extractor fan.

Bedroom Three 11'9" x 9'8" (3.60m x 2.97m)

With the window to the front aspect providing an excellent outlook, the room has polished walnut flooring following through from the landing and a number of built-in wardrobes providing ample hanging and storage space.

Ensuite Shower Room 7'7" x 4'6" (2.33m x 1.39m)

With a porcelain tiled floor, the room is part tiled and fitted with a shower cubicle and Aqualisa mixer shower, having overhead and handheld shower sprays, a wall hung wash basin with drawer

beneath and illuminated bathroom cabinet over, and a dual flush concealed cistern WC. There is an extractor fan and chrome finished ladder-style towel radiator.

Outside

The property is approached via electrically operated gates which open to a large block paved driveway providing parking for several vehicles. To the side of the property is an electric vehicle charging point and a most useful store. This measures 3.6m x 3m, is fully insulated and benefits from power and lighting. A stepped pathway leads to a delightful and fully enclosed rear garden which backs on to open fields. Immediately to the rear of the property is a large stone flagged terrace also accessed from the open plan living area. Steps rise to a flagged seating area beneath a heavy timber pergola. The garden has large boulders creating a rockery garden interspersed with exceptional flowering plants and with a gravel seating area. To the top of the garden is a good-sized area of lawn backing onto open fields. From the top of the garden there are 180-degree views over the surrounding open countryside and the town. The property has outside lighting, water, and power supplies.

Additional Property Details

- Kitchen – designed, hand- made and installed by Charles Yorke using Miele appliances. Comprises 3 ovens, induction hob, warming drawer, down draft extractor, large fridge, separate freezer, dishwasher.
- Lounge/dining area – feature wall unit individually designed for the property, a central wine/drinks/glasses unit housing two Miele wine conditioners.
- Woodburner is a Rais 700 installed by Robey's of Belper.
- Bi fold doors are by Schuco.
- Floor and wall tiling – supplied by Lapidica from Harrogate who specialise in unique and high-end tiles and marble floor and wall tiles.
- The internal walnut doors were supplied by Deuren based in Wakefield. All the doors are extra height at 2200mm (excluding the small bedroom). They have concealed hinges and magnetic locking mechanisms
- Engineered timber flooring by Ted Todd. They are Walnut with wider individual strips at 220mm wide.
- Bathrooms are Duravit basins and wc's, bath is by Waters of Ashbourne and the showers are all by Matki. All bathrooms have sensor operated illuminated mirrors.
- Wardrobes to all 4 bedrooms are extensive and all made by Charles Yorke. The dressing table in the master bedroom is also made by Charles Yorke.
- The stairs are walnut and made by Central Joinery.
- The lift is a Kone Monospace 500 and is a 4 person/320kg lift. It is

a full lift not a platform lift, and has a travel speed the same as most commercial lifts at 1.5m/second.

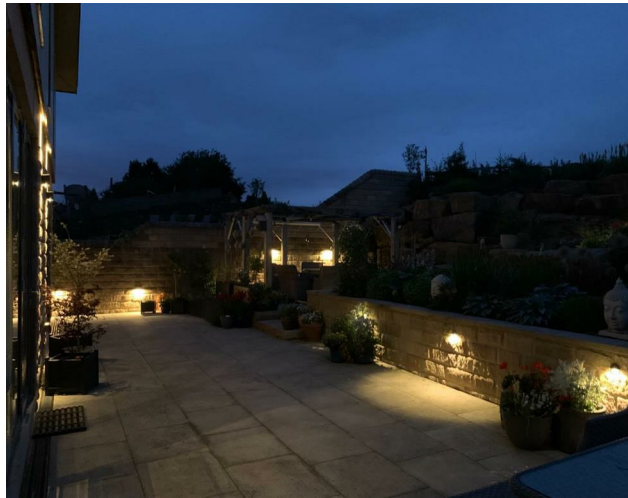
- The house is CAT 5 cabled.
- There is an automist sprinkler system to the lounge/kitchen area installed by Plumis Limited. It is activated by heat sensors mounted to the ceiling and targets the heat source of a fire with atomised water sprays.
- The whole house has zoned underfloor heating (wet). Each floor has separate controls to control the heating.
- The ground and first floor windows and bi fold/sliding doors (except for the large front windows) have integral blinds that have solar powered motors to operate them. The large front windows have integral commercial blinds which are mains operated.
- The upper floor windows and sliding doors have blinds external to the glass due to the non - rectangular shape of the windows. Each window has multiple blinds which are individually operated with the upper blinds in the triangular shaped sections of the windows designed by Appeal Group specifically for this shape of window.
- The lighting was designed and supplied by David Village Ltd of Sheffield and includes a range of contemporary lighting including feature lights to the lounge, hall and bedrooms. The external lighting is also designed and supplied by David Village Lighting.
- Externally access is controlled by a sliding electric gate that is activated using a keypad, remote fob or phone. It has a setting that only opens 1 metre for a short period to allow access for trusted people e.g. the postman.
- Electric Vehicle Charging Point

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band G which is currently £3502 per annum.

Directional Notes

From the centre of Matlock take the A615 towards Alfreton. On reaching Tansley turn left into Church Street before taking the second right hand turn onto Oak Tree Gardens. Number 13 is located towards the end of the cul de sac on the left-hand side.





This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

