





Nestled on the edge of a highly desirable and well-regarded village, this beautifully appointed detached home is offered with no upward chain and vacant possession. Within walking distance to a range of local amenities—including primary school, pub, church, sports club, and active village hall—the location is perfect for families and those seeking a vibrant village lifestyle. Surrounded by scenic countryside walks and with excellent transport links via the nearby A50 to the M1 and M6, and easy commutes to Uttoxeter and Ashbourne, the property is both well-connected and peaceful.

The home boasts elegant and spacious accommodation over three floors, including five bedrooms, three bathrooms, and an impressive open-plan kitchen and dining area with integrated appliances and granite worktops. Multiple living spaces—such as a welcoming lounge with a log-burning stove, a light-filled conservatory, and an extended garden room with skylights—offer versatile options for modern family life or entertaining.

An exceptional feature is the bespoke timber summer house, fully insulated for year-round use and ideally positioned to enjoy stunning views back toward the house—perfect as a home office, studio, or quiet retreat.

Additional highlights include a dedicated utility room, pantry, stylish family bathroom with roll-top bath, and a luxurious master suite with en-suite and Jacuzzi bath. The second floor offers two further bedrooms with countryside views and a WC, while an adjoining hobby and entertaining area—complete with a Jacuzzi/media space, wet room, and bi-fold doors to a covered outdoor entertaining zone—adds remarkable flexibility for lifestyle or leisure use.

Externally, the home is approached via a double-width driveway and is surrounded by meticulously landscaped gardens offering privacy and tranquillity. This is a rare opportunity to acquire a high-spec, move-in-ready village home that blends character and luxury.



**ABODE**  
SALES & LETTINGS

## Hallway

Accessed via a composite double glazed front entrance door, the hallway features elegant oak panelled flooring throughout and a staircase rising to the first floor with a useful under-stairs storage area. Additional features include a central heating radiator, smoke alarm, and stylish internal oak-framed glass panel doors leading to the main ground floor accommodation.

## Kitchen/Diner

A beautifully appointed open plan kitchen and dining area, centred around a uPVC double glazed bay window to the front elevation and finished with oak panelled flooring throughout. The contemporary kitchen is fitted with granite worktops, including a central breakfast island incorporating a stainless steel sink with carved drainer, chrome mixer tap, and breakfast bar seating.

The remainder of the kitchen offers a comprehensive range of matching base and eye-level storage cupboards and drawers with LED downlighting and under-cabinet lighting, granite worktops, and LED kickboard lighting. Integrated appliances include a dishwasher, wine cooler, Rangemaster five-ring cooker with oven and grill, integrated microwave, and a one-and-a-half stainless steel sink with spray mixer tap. There is additional space for freestanding white goods. Further benefits include a TV aerial point, ceiling spotlights, and a central heating radiator.



## Lounge

This inviting reception room boasts oak panelled flooring throughout and a charming cast iron log-burning stove set within a brick-tiled hearth with timber mantle, providing a striking focal point. Natural light floods the room via a uPVC double glazed window to the front and an additional side window. To the rear, twin sets of uPVC double glazed French doors offer seamless access to both the rear dining area and the conservatory.







### Conservatory

A delightful additional living space, featuring complementary tiled flooring, an old-school style central heating radiator, and uPVC double glazed windows to the front, rear, and side elevations. A further set of uPVC double glazed French doors lead directly to the side patio, enhancing the flow between indoor and outdoor living.

### Rear Reception

A versatile and spacious addition to the home, the garden room is finished with tiled flooring throughout and benefits from two old-school style central heating radiators. Flooded with natural light from four uPVC double glazed windows to the side and rear elevations, as well as two ceiling-mounted double glazed skylights. Additional features include ceiling spotlights and a composite rear entry door, with internal doors leading to a shower room, utility room, pantry cupboard and family room.



### Shower Room

Stylishly appointed with a modern three-piece suite comprising a low-level WC, glass wash basin with mixer tap, and a walk-in double shower cubicle with rainwater showerhead. Complementary tiling to both floors and walls enhances the space, alongside a Milano Windsor central heating radiator, spot lighting to ceiling, integrated extractor fan, and a uPVC double glazed frosted window to the front elevation.

### Utility Room

Well-equipped with complementary tiling to floor and wall coverings, the utility space includes a range of matching base and eye-level storage units with granite-effect roll-top work surfaces and tiled splashbacks. Also featuring a 1.5 stainless steel sink and drainer with mixer tap, plumbing and space for freestanding under-counter appliances, ceiling spotlights, a light tunnel, and built-in cupboards—one housing the oil-fired central heating boiler.



### Family Room

A cosy yet spacious living area with oak panelled flooring throughout, a central heating radiator, TV aerial point, telephone point, and ceiling spotlights. A set of uPVC double glazed French doors with adjoining glazed panels to the side elevation open directly into the garden, providing excellent natural light and a seamless connection to outdoor space.

### First Floor Landing

Accessed via a staircase from the ground floor, the first-floor landing features a uPVC double glazed window to the front elevation, central heating radiator, and staircase rising to the second floor. Internal timber panelled doors provide access to the bedrooms and bathroom.

### Bedroom One

A generously sized principal bedroom with a uPVC double glazed window to the front elevation, oak panelled flooring, central heating radiator, and smoke alarm. Access to:

### En-suite

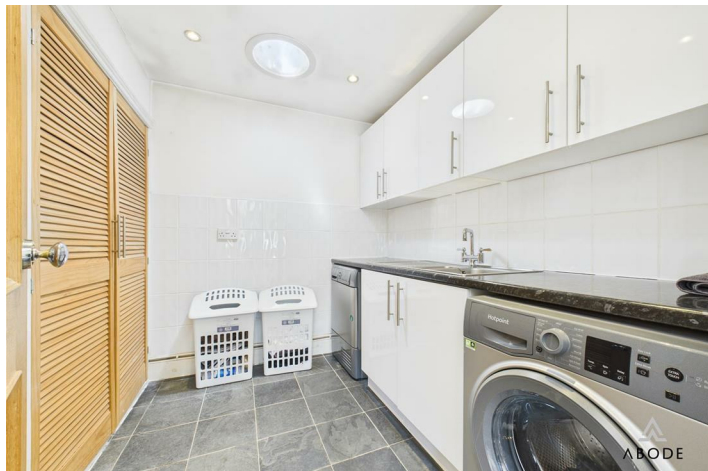
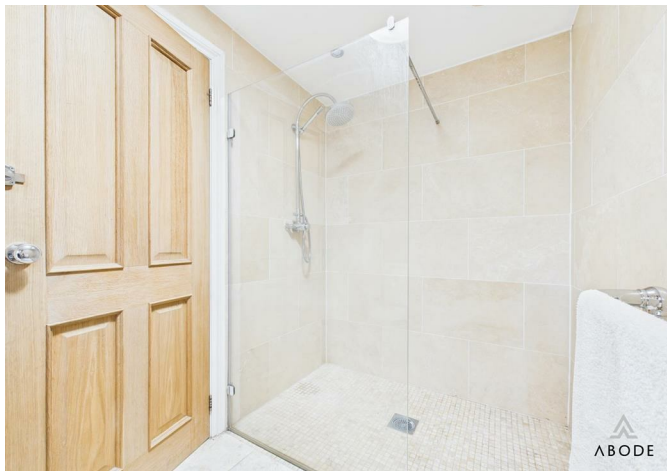
Fitted with a three-piece suite comprising a low-level WC, wash basin with mixer tap, and a P-shaped Jacuzzi bath with shower over and glass screen. Complementary tiling enhances the walls, with a Milano Windsor central heating radiator, spotlighting to the ceiling, a uPVC double glazed window to the rear, and a useful airing cupboard with eye-level shelving.

### Bedroom Two

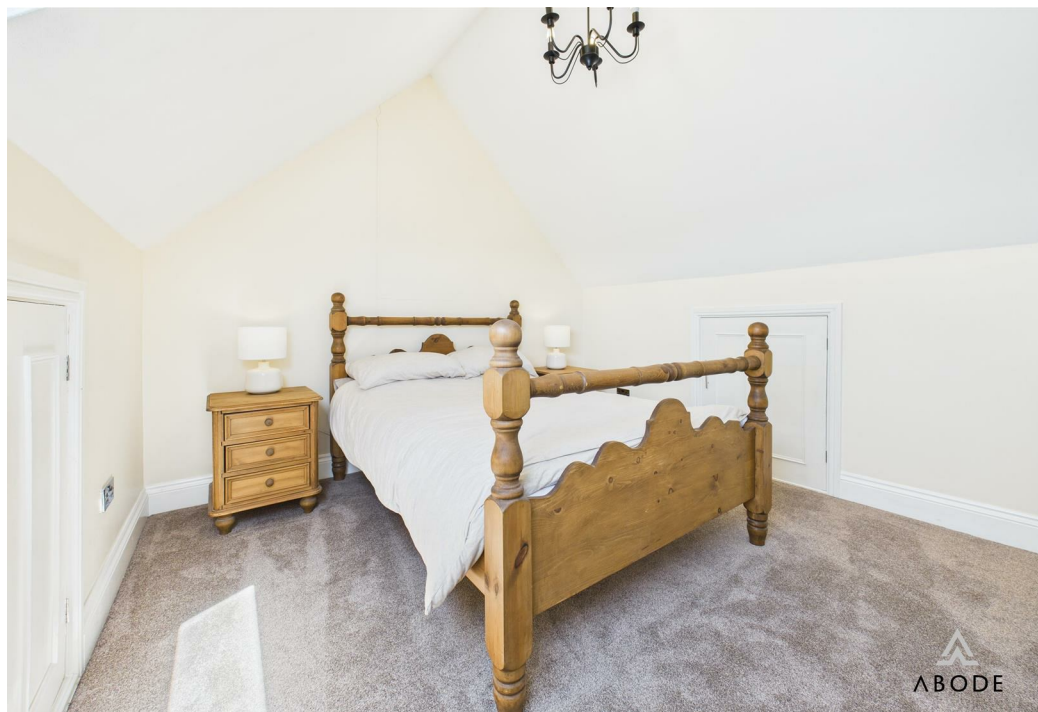
A spacious double room with uPVC double glazed windows to both the front and side elevations. Features include a range of built-in storage with eye-level shelving and hanging rails (with curtain fronts), a telephone point, and central heating radiator.

### Bedroom Three

With uPVC double glazed windows to the rear and side elevations, this bedroom benefits from a TV aerial point and central heating radiator.







## Family Bathroom

A beautifully appointed four-piece suite comprising a freestanding roll-top bath with claw feet and chrome showerhead fitting, a walk-in double shower with rainwater showerhead and complementary tiling, a low-level WC, and a wash basin with chrome fittings. Additional features include a Milano Windsor central heating radiator, towel rail, spot lighting to the ceiling, and a uPVC double glazed window to the rear elevation.

## Second Floor Landing

With spot lighting to the ceiling and internal timber panelled doors leading to:

### Bedroom Four

A charming double bedroom with a Velux double glazed window (with built-in blind) offering far-reaching agricultural views. Includes two built-in eaves storage cupboards, central heating radiator, and an original stained glass window adding character to the space.

### Bedroom Five

Also enjoying open field views via a Velux double glazed window with built-in blind, this fifth bedroom includes two built-in eaves storage cupboards, a central heating radiator, and a TV aerial point.

### W.C.

Fitted with a low-level WC with continental flush and spot lighting to the ceiling.

## Annex

This superb and versatile space offers a multitude of lifestyle uses, currently configured as a Jacuzzi and media entertaining zone (Jacuzzi not included). Attached to the main residence, the building presents a fantastic opportunity for conversion into a gym, home office, studio, or leisure suite—ideal for the discerning buyer seeking flexible accommodation.

The main entertaining area is beautifully appointed with tiled flooring throughout, uPVC double glazed windows to both the front and rear elevations, and expansive bi-fold double glazed doors to the side, seamlessly connecting to a stylish outdoor entertaining space with an open canopy. A striking double glazed roof lantern floods the room with natural light, while two central heating radiators, a TV aerial point, and thermostat offer comfort and practicality. A built-in storage cupboard discreetly houses the central heating boiler.

### W.C.

A modern cloakroom with tiled flooring, low-level WC, floating wash hand basin with mixer tap, heated towel radiator, and built-in storage cupboard housing the consumer unit. Additional features include an extractor fan and a uPVC double glazed frosted window to the side elevation.

### Wet Room

Complementing the Jacuzzi area, the wet room is fully tiled to both the floor and walls and includes a rainwater showerhead, towel radiator, spotlighting to ceiling, and a uPVC double glazed frosted window to the side elevation.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



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

270.8 m<sup>2</sup>  
2918 ft<sup>2</sup>

Balconies and terraces

13.3 m<sup>2</sup>  
143 ft<sup>2</sup>

Reduced headroom

3.6 m<sup>2</sup>  
39 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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Floor 0 Building 1

**Approximate total area<sup>m</sup>**

143.9 m<sup>2</sup>

1550 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>

13 ft<sup>2</sup>

(1) Excluding balconies and terraces

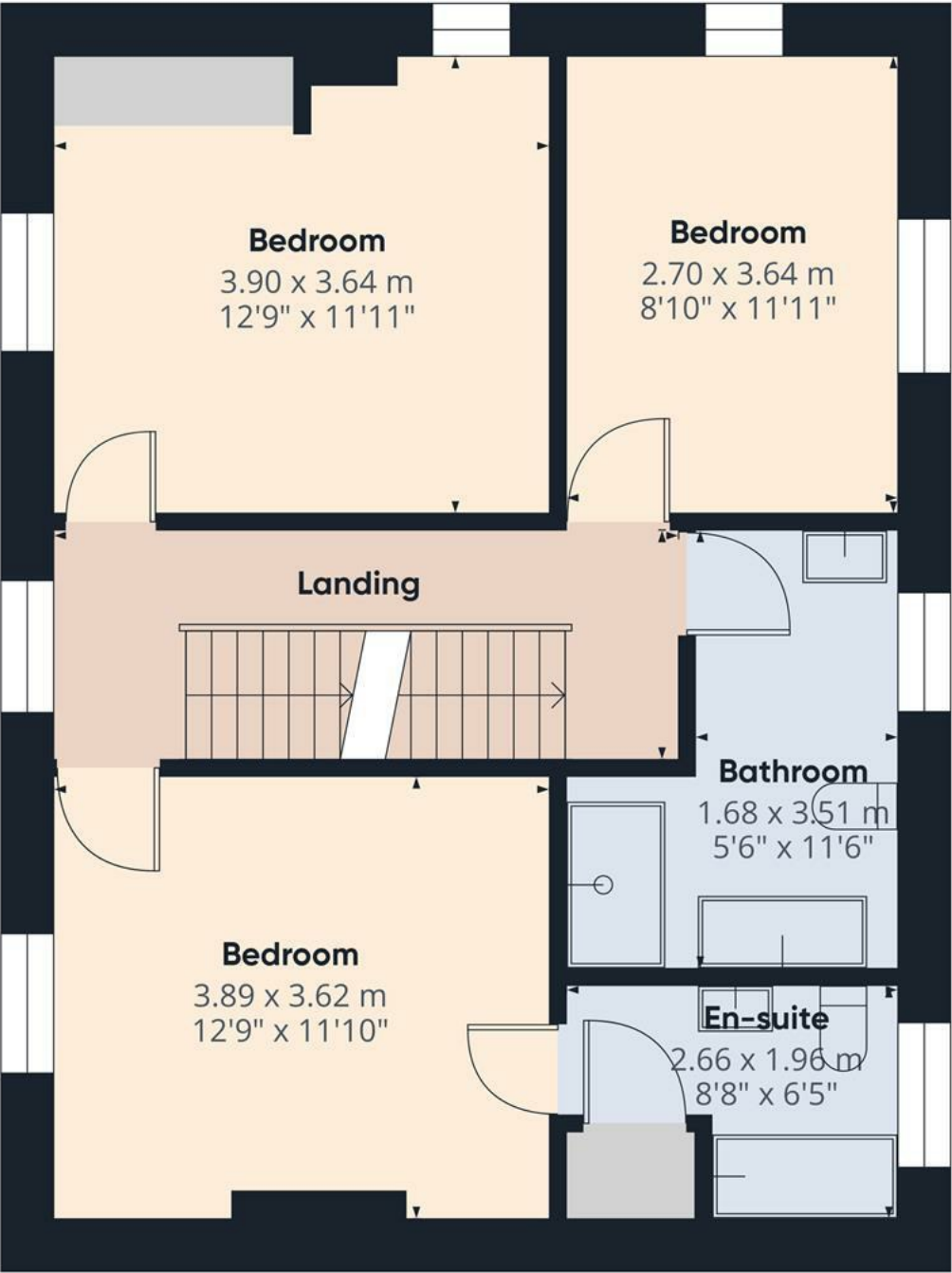
**Reduced headroom**

Below 1.5 m/5 ft

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Floor 1 Building 1

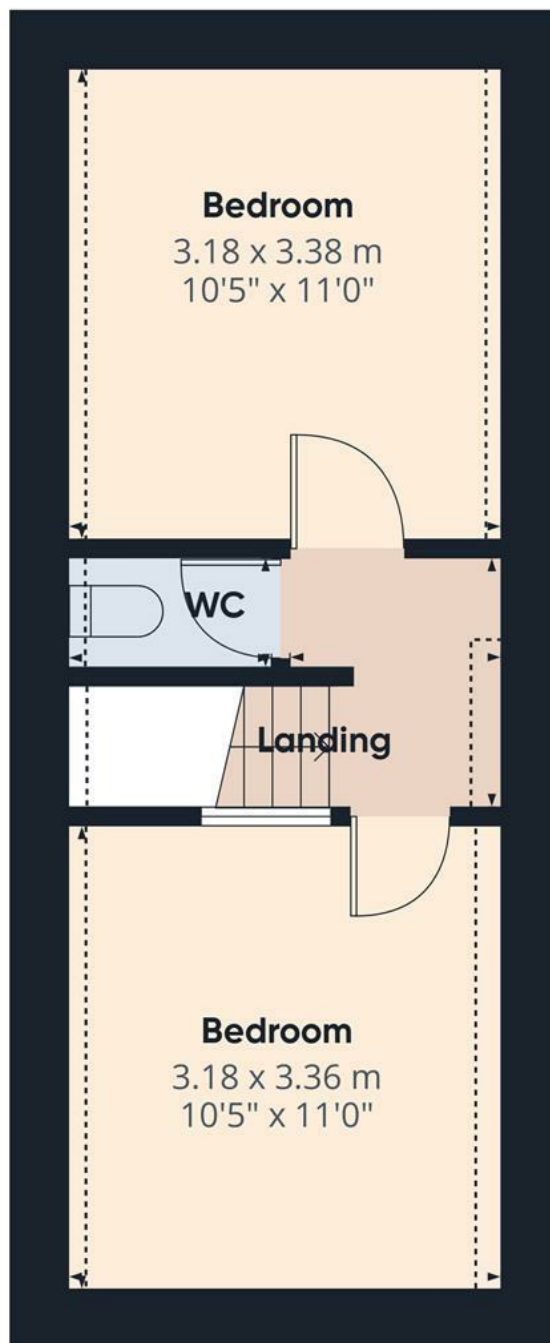
**Approximate total area<sup>(1)</sup>**  
56.4 m<sup>2</sup>  
608 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 2 Building 1

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

24.9 m<sup>2</sup>

268 ft<sup>2</sup>

**Reduced headroom**

2.3 m<sup>2</sup>

25 ft<sup>2</sup>

(1) Excluding balconies and terraces

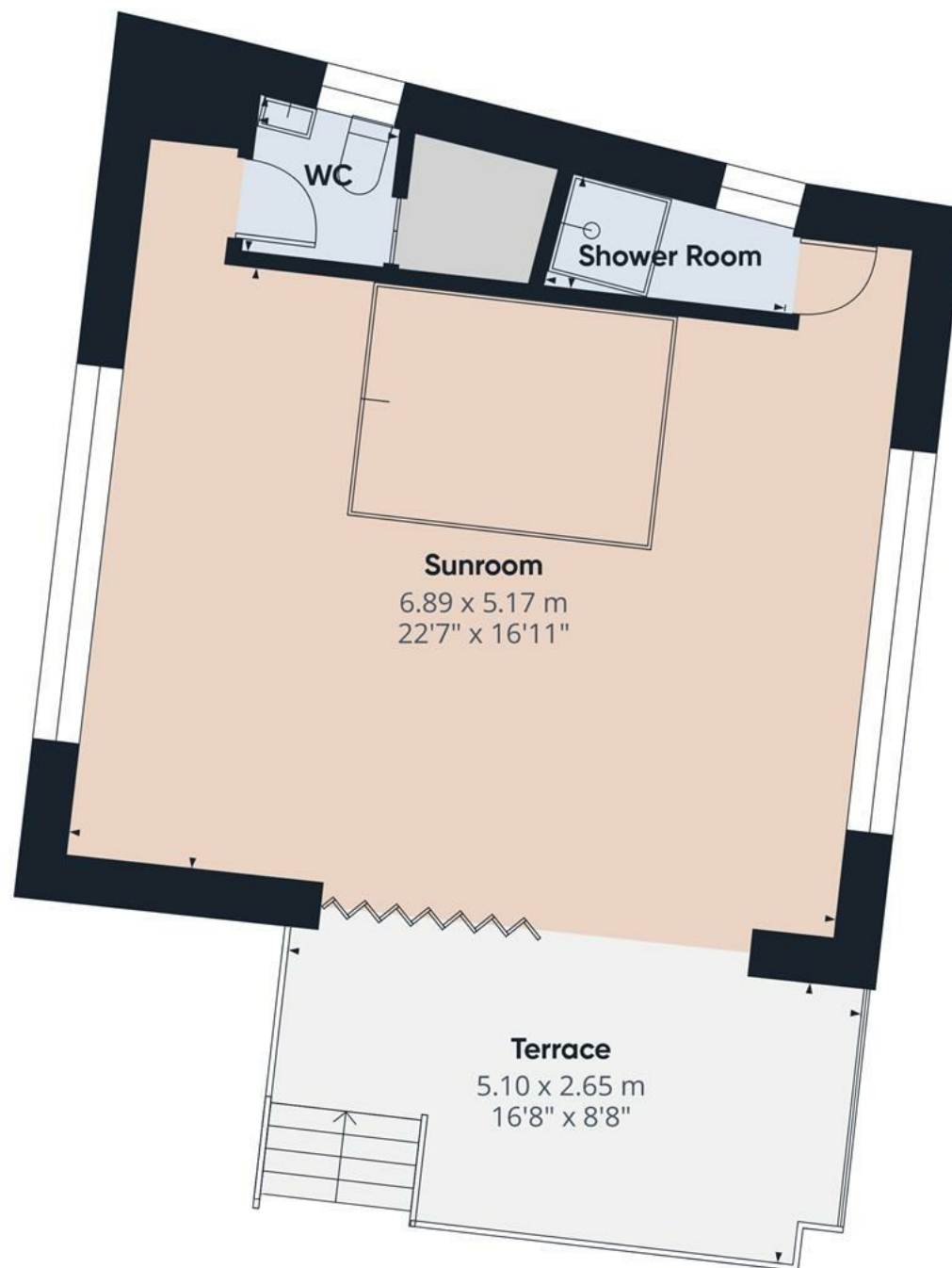
Reduced headroom

..... Below 1.5 m/5 ft

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Floor 0 Building 2

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

45.6 m<sup>2</sup>

491 ft<sup>2</sup>

**Balconies and terraces**

13.3 m<sup>2</sup>

143 ft<sup>2</sup>

(1) Excluding balconies and terraces

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