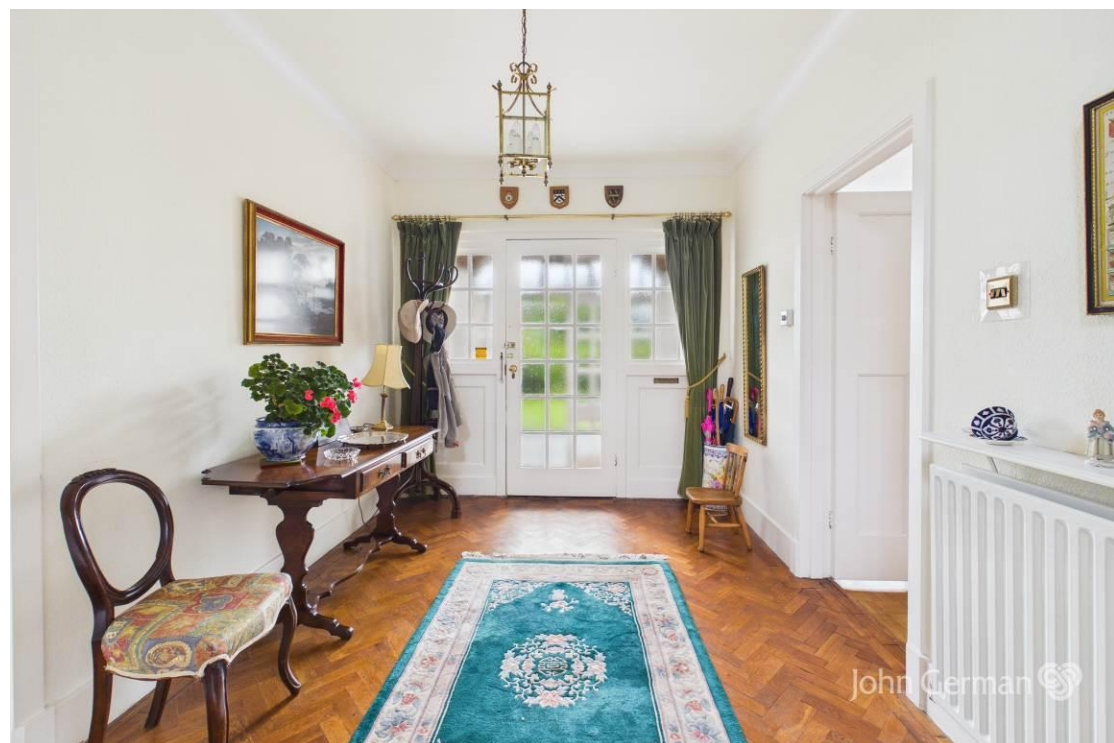


Burton Road

Repton, Derby, DE65 6FN

John German





Burton Road

Repton, Derby, DE65 6FN

£799,000

NO UPWARD CHAIN

This late 1920s elegant & distinguished home set on a wonderful 0.33 acre garden plot combines period charm perfect as a family home with light, space, charm & character close to Repton School, shops & pubs in one of Derbyshire's most sought after villages.

Whitethorn is a distinguished 1920s detached family home occupying a generous plot of approximately 0.33 acres on the edge of the highly regarded village of Repton.

Cherished by the same family for over 50 years, the property presents a rare opportunity to acquire a substantial character home in a particularly desirable setting adjoining the playing fields of Repton School and with access to the shops and pubs in the village.

Combining period charm with excellent family accommodation, Whitethorn offers an appealing blend of space, light, character and views, making it an exceptional long-term family residence in one of Derbyshire's most sought-after villages.

Accommodation - Ground floor - Front entrance porch opening through to:

The reception hall sets the tone as an impressive entrance, featuring herringbone design parquet floor, an elegant curved staircase rising to a galleried landing and doors leading off to:

Downstairs cloak, low level WC, wash hand basin and a continuation of the parquet flooring.

Drawing room, double glazed bay window to the front elevation, feature marble fireplace surround within set gas coal effect fire and double glazed French doors leading out to the rear garden.

Dining room, double glazed window to the front elevation, wood block floor, dado rail, feature fireplace surround with inset gas coal effect fire and a display cabinet.

Family room / snug, wall mounted gas fire, double glazed windows to the front and rear elevation.

Kitchen, base and wall units incorporating sink unit, four ring electric hob, electric oven, electric combi oven, plumbing for both washing machine and dishwasher, cupboard housing boiler, windows to side and rear elevations and door leading through to the garden room.

Garden room, solid roof with Velux windows, tiled floor, double glazed French doors leading to the rear garden.

First floor

Landing, window to the rear elevation with far reaching views over the school playing fields and over the Trent Valley.

Principal bedroom with built-in wardrobes, dressing table, double glazed window to the front elevation and picture rail. En suite bathroom, panelled bath, low level WC, pedestal wash hand basin, double glazed windows to both the rear and side elevations.

Bedroom two, double glazed window to the side, built-in wardrobes, picture rail and pedestal wash hand basin.

Bedroom three, double glazed window to the front elevation, radiator, built in wardrobes and vanity unit incorporating wash hand basin.

Bedroom four/ study, double glazed window to the front elevation, picture rail and fitted desk unit.

Bathroom having frosted double glazed window to the side elevation, panelled bath, vanity unit incorporating wash hand basin, shower enclosure, underfloor heating and access to roof void and built in storage cupboard. Leading off there is also a doorway giving access to a generous store room which has windows to both front and rear elevations.

Separate WC, wash hand basin, low level WC and frosted window to the rear elevation.

Outside: To the front, a generous in and out stone chipped driveway providing car standing for numerous vehicles and giving access to the double garage. Sliding doors, substantial storage space, mezzanine storage, power and light and further door to the side. A shaped area to lawn, flower borders and hedging to the front boundary. Side gate giving access to the rear garden.

The rear garden a wonderfully maintained garden, laid mainly to formal lawns, deep well stocked borders, a variety of mature trees and shrubs. A paved patio and crazy paved pathway giving access to the garden shed, vegetable plot and greenhouse. Truly a garden that needs to be seen in order to be appreciated. Whitethorn occupies a generous plot that offers scope for further expansion subject to planning.

Location: Whitethorn, enjoys an elevated position with views over the Trent Valley. The property is situated on the fringe of the highly regarded Derbyshire village of Repton.

This historical village has a vibrant community with many pubs, restaurants, clubs and social activities and is home to one of Britain's oldest and finest public schools, founded in 1557 by Sir John Port. In addition, other notable schools in the area include Repton Prep, St Wystan's, Denstone College, Trent College, Derby Grammar School, Derby High School, Repton Village School and secondary John Port Spencer Academy.

Road communication links in the area are excellent with Burton on Trent, Derby, Nottingham, Leicester and Birmingham are all within commuting distance via the A50 and A38 trunk roads, as are the M1 and M6 motorways. Rail links and East Midlands Airport are also within reach.

A particular benefit of village life is Repton School and its first-class sporting facilities which are made available to the local community; these include a swimming pool, fitness suite, tennis and squash courts, sports halls and extensive outdoor sports facilities soon to have the brilliant addition of padel courts which are under construction, enhancing Repton's reputation as one of Derbyshire's most desirable villages. The Harry Colt designed Burton on Trent 18 Hole golf course is also just 5 miles away.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA14092026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

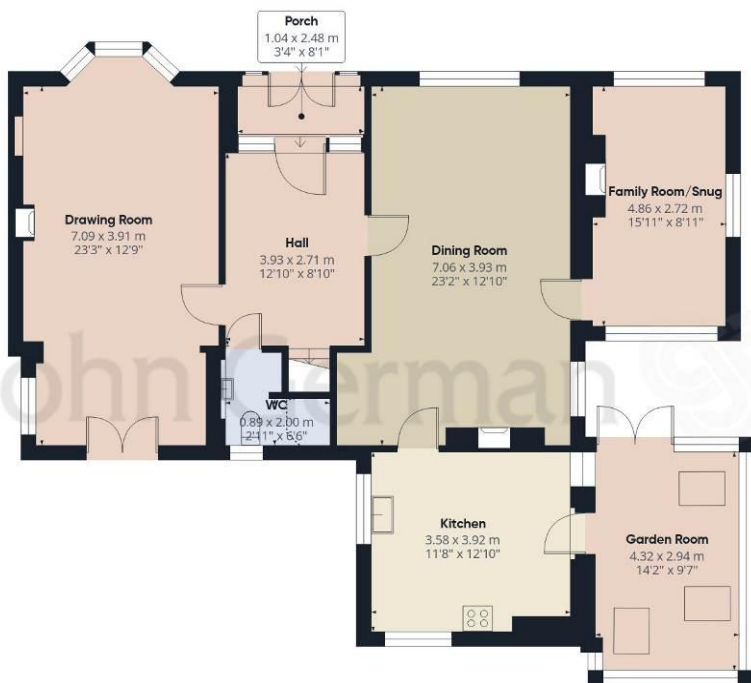




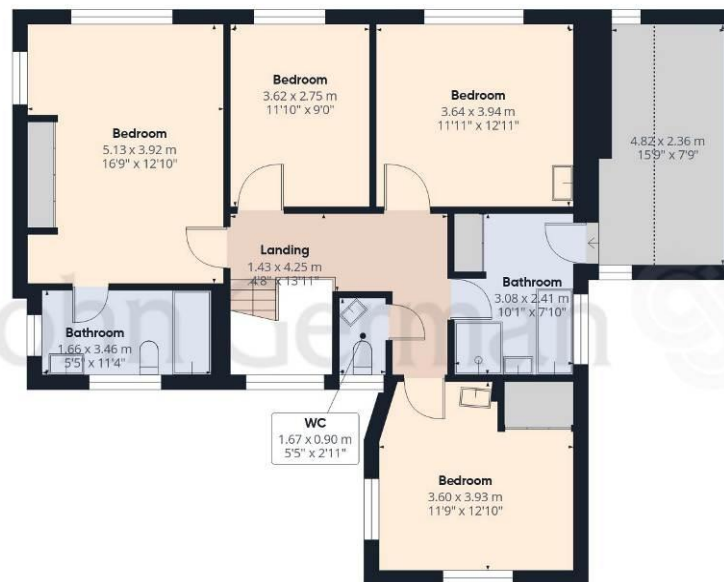




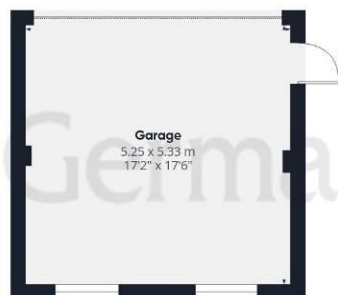




Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

236.8 m²
2548 ft²

Reduced headroom

7.3 m²
79 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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