

Pickleys Lane

Doveridge, Ashbourne, DE6 5NT

John German



John German



Pickleys Lane

Doveridge, Ashbourne, DE6 5NT

£585,000

A beautifully presented home that exceeds expectations with stunning countryside views and private gardens. Built with exceptionally well proportioned rooms and a modern layout great for large families and those who love to entertain.



Located in Doveridge a highly desirable and well-regarded village, this location provides easy walking access to a range of local amenities. These include a primary school, pub, nursery, active village hall, and church. The surrounding countryside offers picturesque walking routes. The towns of Uttoxeter and Ashbourne are within easy reach, and the nearby A50 dual carriageway provides convenient connections to the M1 and M6 motorways

Enter through the properties canopied front entrance door which opens into a spacious entrance hall with stairs rising to the first floor, double doors into the main living room, and single part glazed internal doors leading into the remaining ground floor living spaces. Also located off the hallway in the guest cloakroom fitted with a pedestal wash basin and low flush WC, fitted storage and hanging space for coats.

The main living room stretches from the front to the rear of the house, having a bay window to the front with views over the front garden and countryside beyond, behind which is a charming study or reading area with space for a desk and soft furnishings, leading onto the main seating area which sits in front of a modern cast iron log burner with a stone hearth. French doors and matching windows provide stunning views over the rear garden from here. The fabulous side dining room has lovely rural views from two front facing windows, which ensure the room has plenty of natural light.

To the rear is a stunning breakfast kitchen having been refitted with an attractive shaker style range of floor and wall cupboards, with under unit lighting and quartz worksurfaces extending to form a peninsular breakfast bar, inset twin one and a half bowl sinks with mixer tap, induction hob with extractor hood over, built-in eye level double ovens, integrated dishwasher and contrasting storage cupboards. The dining part of the kitchen has matching but contrasting shaker style base units with open shelving above for a charming coffee station with integrated lighting, and French doors set into a rear bay, which open out onto the rear garden. An archway from the kitchen area leads into the utility room, which is fitted with a range of units with wooden worksurface, inset sink unit and spaces for washing machine, tumble dryer and an American fridge freezer. There is an entrance door to the side and hanging space for coats.

On the first floor, stairs lead to a landing with built-in airing cupboard, access to roof space and doors leading off to four excellent double bedrooms, all with built-in wardrobes. The front bedrooms enjoy stunning countryside views, whilst the rear bedrooms overlook the back garden and tree lined backdrop. The master bedroom features a full en-suite bathroom comprising a concealed low flush WC, wash basin set into a large oak vanity unit with extensive storage, and a panelled bath with shower over, extensive tiling and a chrome heated towel rail.

The family bathroom completes the internal accommodation and is fitted with a three-piece suite in white, comprising a side panelled corner bath with mains shower over, wash hand basin housed in a vanity unit and low flush WC.

Outside, to the front of the property is a block paved driveway providing extensive parking and access to the brick built double garage with two up and over doors, power, light and loft storage area with oriel window. The front garden has manicured lawns on either side of the driveway, an ornamental tree, shrubs and flower beds. The rear garden is wonderfully private, set to a tree lined backdrop, being laid mainly to lawn, surrounded by shrubberies and herbaceous borders, and an enclosed vegetable plot with privet hedging. A riven paved patio runs across the rear of the house providing plenty of space for outdoor entertaining, with a side path to the front of the house.

Agents note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

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:** Drive & double garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** 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: Derbyshire Dales District Council / Tax Band F

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

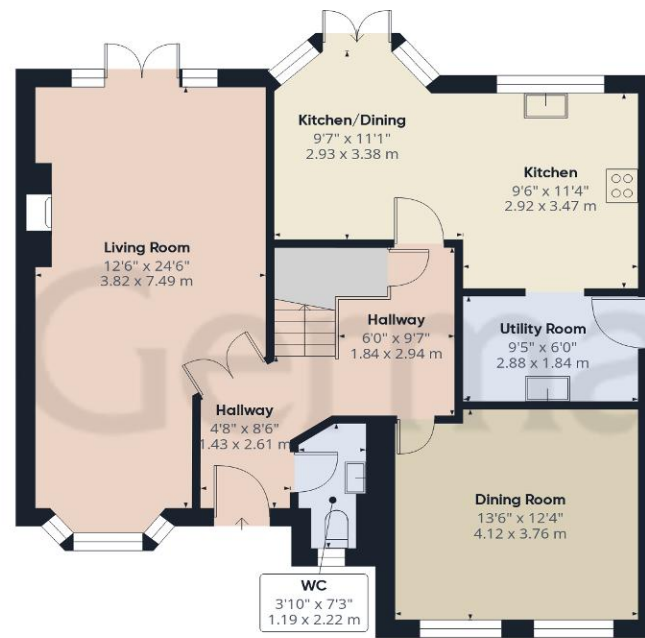
Our Ref: JGA/03112025

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.

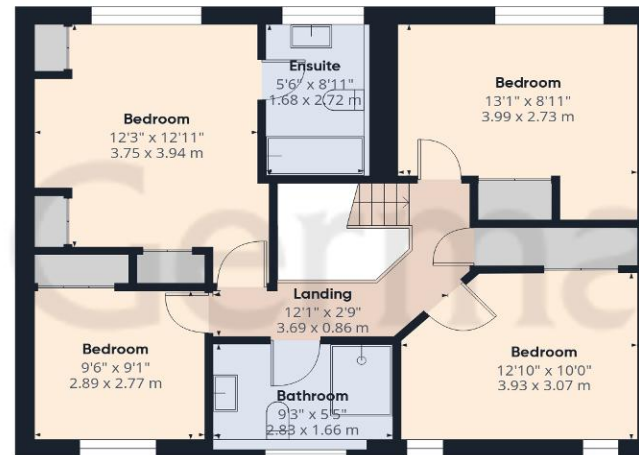
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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



Floor 1

Approximate total area⁽¹⁾

1595 ft²

148.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



