The Heathers

Newton Solney Staffordshire



PH RESIDENTIAL

The Heathers

Repton Road Newton Solney Derbyshire DE15 0SG

Enjoying an enviable south-facing position with uninterrupted views across open countryside, The Heathers is an exceptional five-bedroom detached residence and an impressive example of a bespoke modern self-build. Completed approximately five years ago, the property combines striking architectural design with carefully curated finishes and advanced energy-efficient systems, resulting in a home perfectly tailored to contemporary family life.

Extending to over 4,000 sq ft, the accommodation is both substantial and beautifully balanced, offering generous reception space for entertaining alongside refined private areas, all set within landscaped gardens in a highly regarded village setting.

The specification throughout combines comfort with sustainability and forward-thinking technology. Underfloor heating to both ground and first floors is serviced by a Mitsubishi air source heat pump, supported by air-to-air heating and cooling. A Tesla storage battery and EV charging point are included in the sale. Each room benefits from independent heating controls, while an integrated Sonos sound system and Aurora smart lighting system provide seamless modern living.







Sit**uated on the rural edge of Newton Solney,** The Heathers enjoys a delightful position within walking distance of the village centre, which offers traditional pubs, a village hall and access to surrounding countryside ideal for walking, cycling and equestrian pursuits.

The property is exceptionally well placed for schooling in both the state and independent sectors. Independent schools nearby include Repton School, Derby Grammar School and Denstone College. In the state sector, Newton Solney Church of England Infants feeds into Repton Primary School and John Port Spencer Academy.

More comprehensive amenities can be found in nearby Repton, Willington and Burton upon Trent, offering supermarkets, leisure facilities and a range of cafés and restaurants. Willington railway station provides links to Derby and Birmingham, while the A38 and A50 offer access to the wider motorway network. East Midlands Airport and Birmingham Airport are both within comfortable reach.





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Village Centre & Amenities: **0.3 miles**

Willington Rail Station: **2.5 miles**
Burton Rail Station: **4 miles**

Derby City Centre: **10 miles**
Nottingham City Centre: **25 miles**
Tamworth Town Centre: **19 miles**

Peak District National Park: **22 miles**
Cannock Chase: **27 miles**

East Midlands Airport: **12 miles**
Birmingham Airport: **38 miles**

An impressive **Galleried Reception Hall** creates a memorable first impression, where a bespoke walnut and glass staircase rises beneath a double-height ceiling. Doors lead to **Three Reception Rooms**, a **Cloakroom** and a **Large Laundry Room**, while Crittall-style sliding doors open into the magnificent open-plan living and dining kitchen spanning the rear elevation.

The Proform **Kitchen** is elegantly appointed with contemporary full-height, wall and base units, complemented by integrated Neff appliances including double oven, microwave, coffee machine, induction hob and dishwasher. A Quooker boiling water tap and double-width pantry enhance both practicality and design. Porcelain tiled flooring continues seamlessly into the **Family & Dining Area**, where wide sliding doors open onto the south-facing terrace and into the glazed veranda – a superb sheltered extension of the living space from which to enjoy the gardens and far-reaching rural outlook throughout the seasons.

The **Lounge** provides a more intimate setting, centred around a bespoke media wall with feature lighting. The **Cinema Room** is fully equipped with projector and blackout blinds, creating an immersive home entertainment space, while the **Third Reception Room** offers flexibility as a study or playroom with sliding doors opening directly onto the rear terrace.

A spacious **Laundry Room** with fitted cabinetry and appliance space, together with a **Guest Cloakroom**, completes the ground floor accommodation.





















The **Galleried Landing** is flooded with natural light from skylights and a feature bay window, enhancing the sense of space and openness. Doors lead to **Five Double Bedrooms** and the **Family Bathroom**.

The Principal Suite occupies one side of the property, forming a peaceful retreat with vaulted ceilings, a striking glazed apex and doors opening to a **Juliette Balcony** overlooking open countryside. A fitted **Walk-In Wardrobe** leads through to a luxurious **En Suite Shower Room** with twin basins and contemporary tiling.









Bedroom Two is positioned nearby, ideal as a nursery, dressing room or private home office. **Bedroom Three** features sliding doors opening onto a full-width balcony terrace bordered by glazed balustrading and benefits from an **En Suite Shower Room** and integrated storage.

Bedrooms Four and **Five** are both generous doubles, one enjoying its own **En Suite** and **Juliette Balcony**. The **Family Bathroom** is beautifully appointed with a four-piece suite including walk-in shower and double-ended bath.

















The property is set back from the lane behind a landscaped frontage with estate-style railings and a generous driveway providing **Ample Parking** and access to the **Detached Double Garage** with electric door. Gated side access leads to the south-facing rear garden.

The **Rear Gardens** have been thoughtfully landscaped with porcelain terraces, raised borders and low-maintenance lawns. A fully insulated garden building provides excellent additional lifestyle space, currently arranged as a stylish **Bar** and **Home Gym**, complete with power, lighting and independent water heating. The gardens enjoy uninterrupted views over surrounding countryside, offering privacy and a true sense of rural living.









Floor Area: 4,068 ft² / 378 m²

Ground Floor

Reception Hall 7.53 x 3.2m (approx. 24'8 x 10'6)
Lounge 4.5 x 4.2m (approx. 14'9 x 13'9)
Open Plan Kitchen 6.24 x 4.7m (approx. 20'5 x 15'4)
Family & Dining Room 6.43 x 4.9m (approx. 21'3 x 16'1)
Glazed Veranda 6.82 x 2.62m (approx. 22'4 x 8'7)
Study/Playroom 4.56 x 3.8m (approx. 14'11 x 12'5)
Cinema Room 4.58 x 4.48m (approx. 15'4 x 14'8)
Laundry Room 4.66 x 2.06m (approx. 15'3 x 6'9)

First Floor

Galleried Landing 6.67 x 3.17m (approx. 21'10 x 10'4)
Master Suite 9.83 x 4.62m (approx. 32'3 x 15'10) – max
Walk in Wardrobe 3.05 x 1.88m (approx. 9'11 x 6'2)
En Suite 2.58 x 2.04m (approx. 9'9 x 6'8)
Bedroom Two 4.45 x 3.08m (approx. 14'7 x 10'1)
En Suite 2.88 x 1.18m (approx. 9'5 x 3'10)
Balcony 6.8 x 1.92m (approx. 22'3 x 6'3)
Bedroom Three 4.5 x 4.11m (approx. 14'9 x 13'5)
Bedroom Four 4.6 x 2.88m (approx. 15'0 x 9'5)
Bedroom Five 4.18 x 4.1m (approx. 13'8 x 13'5)
Family Bathroom 2.06 x 3.4m (approx. 11'2 x 6'8)

Outside

Detached Garage 5.94m x 5.54m (approx. 19'6 x 18'2)
Games Room/Bar 4.8 x 4.22m (approx. 15'9 x 13'10)
Gym 4.22 x 2.98m (approx. 13'10 x 9'9)









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