

Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

South View Marston Common

Marston Montgomery, Ashbourne, DE6 2EJ

Offers In The Region Of £650,000

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Ashbourne, DE6 2EJ

DETACHED BUNGALOW & PADDOCK WITH STUNNING VIEW OF THE PICTURESQUE DERBYSHIRE DALES COUNTRYSIDE - NO UPWARD CHAIN

A good sized detached three bedroom bungalow set in approx half an acre of garden with tarmac double gated drive with 1.36 acre approx paddock & field shelter, lawned garden, detached garage and ample off road parking.

The bungalow has spacious flexible living accommodation and is situated in a beautiful part of the countryside in Marston Montgomery, a small peaceful village in the South Derbyshire Dales being approx 4 miles from Uttoxeter and approx 7 miles from the market Town of Ashbourne. The village church dates back to Norman Times and enjoys a Primary School and a Local Public House with village shop and childrens play area.

The bungalow has potential to extend (subject to necessary consents) and offers an idyllic rural lifestyle with it's own paddock for those wanting their animals at home.

A GOOD SIZED FAMILY HOME WITH AMPLE OUTSIDE SPACE.





Situation
Situated in the historic peaceful village of Marston Montgomery surrounded by beautiful countryside in the South Derbyshire Dales with rural activities in abundance inc. walking, cycling, riding and other rural pursuits. The village sits approx 4 miles from Uttoxeter with it's excellent commuter links to the M6 & M1 inc Derby and approx 7 miles from the market town of Ashbourne and surrounding villages.

Directions
From Ashbourne Town Centre follow the A515 South towards Sudbury for 7 miles approx turning right onto Hollies Lane. At the T Junction at the end of Hollies Lane turn left and the property is on your left immediately identifiable by the agents For Sale board.

What 3 Words
//ruffling.stops.district

Accommodation Comprises of

Entrance Hall
With carpet flooring and access to fully insulated loft area.

Kitchen
9'6" x 12'9" (2.92m x 3.91m)
A good sized fully functional kitchen with white fitted kitchen units thoughtfully planned with tiled splashbacks, integrated dishwasher, oven and electric hob along with 1.5 stainless steel sink unit with mixer taps. With Laminate flooring, large Double Glazed windows and rear entrance door leading to conservatory.

Conservatory
11'5" x 6'7" (3.5m x 2.01m)
Conservatory is currently a utility room but could be utilised as a reading or hobby room. With tiled flooring and double glazed throughout.

Store Room
5'10" x 2'8" (1.79m x 0.83m)

Cloakroom
With low flush WC and wash hand basin.

Living Room
13'6" x 13'8" (4.13m x 4.18m)
A spacious square room with carpet flooring and cosy log burner overlooking the picturesque views of the Derbyshire Dales Countryside with windows to two aspects. With radiator.

Bathroom
5'6" x 9'9" (1.69m x 2.99m)
Family bathrrom with fully tiled walls and tiled flooring with full bathroom suite incorporating low flush WC, P shaped bath with shower screen and shower over and wall mounted wash hand basin.

Bedroom 1
9'3" x 10'3" (2.82m x 3.13m)
A good sized double bedroom with carpeted floors and ample space for wardrobe and other bedroom furniture with large window overlooking the garden and surrounding countryside. With radiator.

Bedroom 2
12'10" x 9'2" (3.92m x 2.81m)
Again another good sized double bedroom with large UPVC Double Glazed window overlooking the garden and garage to the .... of the property. With radiator.

















Bedroom 3/Dining Room
13'3" x 9'2" (4.04m x 2.81m)
This room is currently used as a dining room and is spacious enough to be either dining room or bedroom or even study if needed, with carpeted floor and large window to the .....aspect.

Outside

Garage
Outside the property offers ample parking room and a detached garage.

Garden
The property has spacious lawned area to the rear with hedged boundaries.

Land
The property benefits from a paddock to the rear of the property extending to 1.36 acres or thereabouts with a useful wooden field shelter ideal for those with smallholder or equestrian interests.

Services
We understand that the property benefits from mains electricity and water and drainage is by private means. The heating is oil run and the property has UPVC Double Glazed windows throughout.

Viewings
By prior arrangement through Graham Watkins & Co.

Local Authority
The local authority is Derbyshire Dale Distrcic Council.

Measurments
All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.





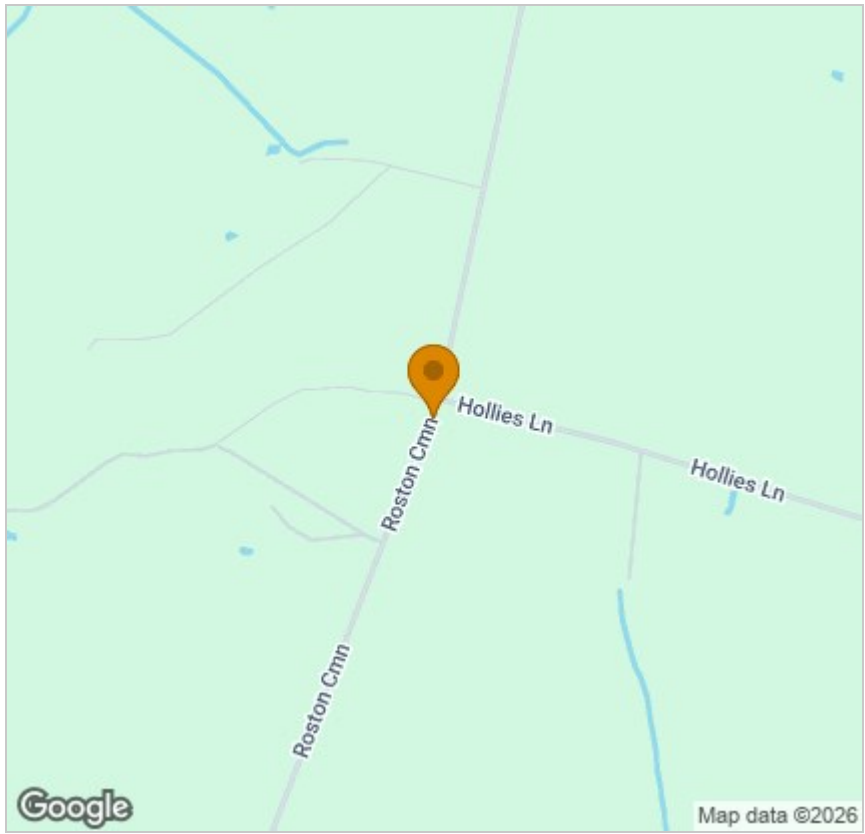




Plan



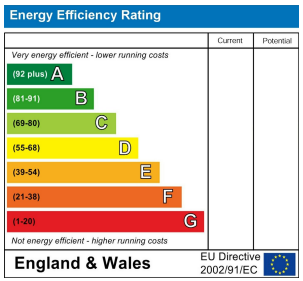
Area Map

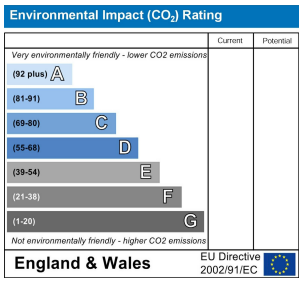


Viewing

Please contact our Graham Watkins & Co Office on 01538 373308
if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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