

4 Bed House - Detached

Sunnyside Marston
Common
Marston Montgomery
Ashbourne
DE6 2FL

£3,500 Per Calendar Month

Fletcher
& Company

Sunnyside Marston Common
Ashbourne
DE6 2EJ

4 2 4 C

• An Exceptional Four Bedroom Executive Country Residence of Distinction • Grand Reception Hall With Dramatic Vaulted Ceiling & Striking Galleried Landing • Substantial Detached Garage & Stable Complex, Offering Exceptional Versatility • Exceptional Triple Aspect Living Kitchen With Expansive Bi-Fold Doors Opening Onto The Gardens • Impressive Double Sided Wood-Burning Stove Creating Warmth & Character Across The Main Reception Spaces • Beautifully Appointed Main Bedroom Suite With Bespoke Dressing Area, Stylish En-Suite & Private Balcony Enjoying Open Countryside Views • Four Exceptional Bedrooms, Including Two Luxurious En-Suites, Complemented By An Elegant Family Bathroom & Beautifully Finished Ground Floor Wet Room • Option To Have Paddock & Equastrian Facilities By Seperate Negotiation - Discuss With Branch

Sunnyside is an outstanding four bedroom detached country home occupying approximately one acre and enjoying far reaching views across the Derbyshire countryside. Beautifully renovated and extended, the property combines high-quality modern interiors with an exceptional rural setting, landscaped gardens, paddock, stabling and substantial garaging.

The accommodation opens into a striking reception hall with vaulted ceiling, galleried landing and double-sided wood burning stove. There is a separate sitting room, study/home office and a superb triple aspect open plan living kitchen with bi-fold doors opening onto the rear terrace. The kitchen is fitted with extensive cabinetry, quartz worktops, a large central island, integrated appliances and a Rangemaster cooker, with generous space for dining and relaxation. A utility/boot room and contemporary ground floor shower room/WC complete the ground floor.

Upstairs, the principal bedroom features a dressing area, en-suite shower room and private balcony overlooking the surrounding countryside. Bedroom two also benefits from an en-suite, while two further bedrooms are served by a modern family bathroom with bath and separate shower.

Outside, the beautifully arranged grounds include extensive lawns, established borders, a generous entertaining terrace, vegetable garden, greenhouse, orchard and wildflower meadow. An adjoining paddock and stable block provide excellent equestrian or recreational space (subject to additional negotiation - discuss with branch)

The driveway provides extensive parking and leads to a detached garage building offering double garaging together with an additional bay currently used















Approximate total area[1]

2004 ft²

186 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

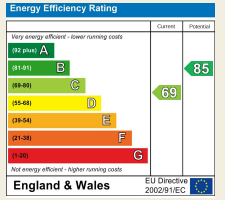
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this 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.

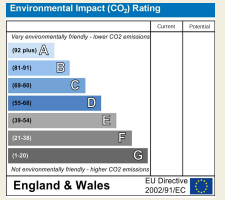
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390
E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk

BRITISH PROPERTY AWARDS 2020 ★★★★★ GOLD WINNER ESTATE AGENT IN DERBY (SUBURBS)

UNITED KINGDOM PROPERTY AWARDS REAL ESTATE ★★★★★ BEST ESTATE AGENCY SINGLE OFFICE DERBYSHIRE Fletcher & Company 2020-2021





Fletcher & Company