2 Newton Park

Newton Solney Staffordshire



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Newton Solney Staffordshire DE15 0SX

Delightfully positioned within the regal parkland setting of Newton Park is this exceptional detached residence, offering contemporary open plan living, an outstanding finish throughout and an unrivalled lakeside setting with secluded, landscaped gardens.

A superior example of an architect-designed home, this individual property is offered with no upward chain and presents the combination of forward-thinking media systems and impressive open plan living, alongside quality finishes including solid oak internal fittings smart lighting and audio systems, recessed TVs to all rooms, and air conditioning in some rooms. Part-vaulted glazed ceilings flood the interiors with natural light, with the versatile accommodation perfectly tailored to couples, families or those looking for multigenerational living. This striking lakeside home blends beautifully into these tranquil parkland surroundings whilst offering comfort, sustainability and an enviable private setting on the borders of this desirable village.

The property is serviced by mains gas central heating, with all three en suites also having under floor heating. A Control4 system is installed throughout the property, with surround sound to both the interior and exterior spaces which can be zoned individually. A remote smart system also controls the lighting both inside and out, four CCTV HIK cameras are included in the sale and there is a monitored alarm system with window and door sensors in place.

- **Exceptional Architect-Designed Home**
- **Enviable Private Parkland Setting with Lake Views**
- **Offered with No Upward Chain**
- **Contemporary Open Plan Dining Kitchen**
- **Two Further Reception Rooms & Study**
- **Three Double Bedroom Suites, all with Private En Suite**
- **Occasional Fourth Bedroom**
- **Secluded Landscaped Courtyard to Either Side**
- **Raised Terraces and Wrap Around Formal Gardens**
- **Double Garage & Private Parking**
- **Desirable & Sought After Village Location**
- **Well Placed for Commuter Routes, Local Amenities & Rail Travel**





Newton Park is centered around a stunning lake, around which walks can be enjoyed along pathways alongside historic brick walls, over charming bridges and through tranquil woodland can be enjoyed. The Park is for private use of residents, adding to the exclusivity and delights this peaceful setting offers.

Situated on the rural borders of Newton Solney, the property lies within a short walk of the village centre, which offers traditional pubs, a village hall and easy access onto 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.

For commuters, Willington railway station provides direct connections to Derby and Birmingham, while the A38 and A50 offer links to the wider motorway network. East Midlands Airport and Birmingham International Airport are both within comfortable reach.

Village Centre & Amenities: **0.2 miles**

Willington Rail Station: **3 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**





A block paved driveway with covered porch leads to the solid oak entrance door, opening in turn to the **Reception Hall**. Doors open to one of the bedrooms and to a larger hallway which can be adapted to provide a fourth bedroom, and the hallway leads in turn to the living accommodation.

The **Open Plan Dining & Living Kitchen** has been thoughtfully designed to create functional work and storage spaces, with granite worksurfaces and comprehensive integral appliances including fridge freezer, further double drawer fridge, dishwasher, eye-level steam oven, conventional oven, microwave oven and coffee machine. A wine fridge is also included in the sale, and the island units houses a further electric oven, twin warming drawers and gas, induction and electric hobs. The cupboards house pull out larder storage, extendable corner cupboard and hidden sockets, with windows to the side and a glazed ceiling providing plenty of natural light. The **Family Room** has a glass topped dining table plus a living area, with double doors opening out to the side courtyard garden. The kitchen area can be separated off from the reception rooms via sliding and hinged oak doors, which open firstly into the **Dining Room**.

The formal **Dining Room** has solid oak flooring and a part-glazed ceilings, along with a bespoke solid granite dining table. A step leading down to the lower level **Lounge,** where full height windows and doors with one-way privacy screening extend across the rear of the property overlooking exceptional lake views. There are also double doors opening out to the side courtyard. The EcoSmart leather bioethanol fire is as separate negotiation, and a door opens through to the **Study** which is fitted with an array of solid oak shelving, storage and diskspace, with a corner window enjoying tranquil waterside views.

The **Laundry** is fitted with a range of gloss wall and base units with granite worksurfaces over, housing a Belfast sink, an integrated washing machine and an integrated tumble dryer. The units house a cloakroom cupboard, full height storage and pull out corner drawers, and fitted **Airing Cupboards** house the boiler and hot water cylinder. From the side hallway, there is also access to a **Cloakroom** which is fitted with wash basin and WC.

























The glazed side **Hallway** is fitted with an array of floor to ceiling storage, housing the controls with the property's wired in systems. A solid oak door blending into complementary panelling opens into the **Principal Bedroom Suite** highlights idyllic views over the lake and fountains, having double doors opening out to a paved terrace. A floor level electric blind can be raised for additional privacy beyond the one way glass, and a range of fitted wardrobes and bedroom furniture create a **Dressing Area** with access into the **Study**.

The En Suite Bathroom comprises a four piece suite having twin wash basins, with heated de-mister mirror above, WC, walk in shower and jacuzzi bathtub with a TV inset to the wall above, complemented by natural stone tiling. There are twin dual fuel heated towel rails as well as electric under floor heating, and a skylight provides plenty of natural light.

A **Second Bedroom Suite** accessed from the hallway is also well appointed with fitted wardrobes and bedroom furniture, as well as





having an **En Suite** with walk in shower, natural stone tiling, a dual fuel heated towel rail and electric under floor heating. Solid oak sliding doors open into the **Sitting Room** servicing this bedroom, offering ideal potential for use as self-contained accommodation for teenagers or a live-in relative.

The **Third Bedroom**, another generous double room, having double doors out to a private garden to the side, where a secluded paved terrace houses a hot tub which is included in the sale. The private **En Suite Bathroom** is fitted with wash basin set to vanity unit, WC, bathtub and separate shower, as well as having a heated towel rail and electric under floor heating.

A solid oak door opens from the **Hallway** into a **Fourth Occasional Bedroom**, which can also be accessed via the vaulted hall connecting back around to the dining area of the kitchen. Fitted cupboards discreetly house a drop-down double bed, and a sliding oak allows for this bedroom to be separated off from the hall.





The private Newton Park is home to a handful of exceptional countryside homes, nestled within historic parkland which can be enjoyed by residents only along footpaths which encircle the central lake. The tarmac lane approached the property to the front where there is a block paved driveway providing **Private Parking**, as well as access via an electric roller door to the **Double Garage.**

A gated walkway gives access to the rear aspect, and a further path to one side leads onto the rear lawns. A covered pathway leads to the front door, and the fore gardens have been planted with a variety of carefully chosen trees and foliage within shaped lawns.

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Extending to the rear aspect are **Manicured Formal Lawns,** leading down to the lake over which views can be enjoyed from a lower terrace. A further paved terrace positioned off the master bedroom overlooks the lake from an elevated position, and a gate opens to a **Side Garden** which is private to the third bedroom. The hot tub is included in the sale.

A beautifully l**andscaped Courtyard** extends to the opposite side of the property, being fully secluded and laid to natural stone paving and a floor-level waterfall feature which borders the central terrace. Raised borders are stocked with a variety of foliage and shrubs, and there is a useful **Garden Store** with power, lighting and a water point. Gated access opens onto the rear lawns.









Floor Area: 3,294 ft² / 306 m²

Ground Floor

Entrance Hall 2.24 x 1.88m (approx. 7'4 x 6'2)
Open Plan Living & Dining Kitchen 6.62 x 5.15m (approx. 21'8 x 16'10)
Dining Room 5.51 x 4.36m (approx. 18'0 x 14'3)
Lounge 6.17 x 4.64m (approx. 20'2 x 15'2)
Study 4.47 x 3.4m (approx. 14'7 x 11'1)
Laundry 3.43 x 2.57m (11'3 x 8'5)
Cloakroom 1.87 x 0.92m (approx. 6'1 x 3'0)

First Floor

Principal Bedroom Suite 6.93m x 4.7, 4.03m (approx. 22'8 x 15'5, 13'2)
En Suite Bathroom 3.1 x 3.31m (approx. 10'10 x 10'2)
Bedroom Suite Two 4.45 x 3.76, 3.27m (approx. 14'7 x 12'4, 10.8)
Sitting Room 4.39 x 4.47 x 4.4m (approx. 14'7 x 14'4)
En Suite Shower 2.46 x 2.34m (approx. 8'0 x 7'8)
Bedroom Three 4.8 x 3.17m (approx. 15'9 x 10'4)
En Suite Bathroom 3.53 x 1.75m (approx. 11'6 x 5'8)
Occasional Bedroom Four 3.18 x 2.73m (approx. 10'5 x 8'11)

Outside

Double Garage 6.13 x 5.71m (approx. 20'1 x 18'8)
Garden Store 3.08 x 2.36m (approx. 10'1 x 7'8)

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