



MELBOURNE
Sales & Lets

Kings Newton Lane, Melbourne, DE73 8DD
£1,600,000

Pippin Heath Kings Newton Lane, Melbourne, DE73 8DD

Pippin Heath is a truly exceptional, individually designed detached residence extending to approximately 4,251 sq ft, created by its current owners as a remarkable contemporary home where architectural design, luxurious interiors and an enviable lifestyle come together seamlessly.

Bespoke built and immaculately presented throughout, this outstanding property has been finished to an exacting standard with no expense spared. From its impressive proportions and beautifully considered accommodation to its remarkable entertaining spaces and professionally designed outdoor areas, Pippin Heath is a home of rare quality and individuality.



Set within an enviable position on Kings Newton Lane, the property enjoys far-reaching, uninterrupted views across the South Derbyshire countryside to the rear, providing a stunning backdrop to what is undoubtedly one of the area's most distinctive homes.

From the moment you enter, the scale and quality of the property are immediately apparent. The magnificent 18ft x 16ft entrance hall creates a striking first impression, complemented by a dedicated shoe store and a sense of space and light that continues throughout the house.

At the heart of the home is an exceptional open-plan breakfast kitchen, dining and living space, designed as the principal hub for both everyday family life and entertaining on a grand scale. A log burner provides a warm focal point, whilst the generous proportions allow the space to flow naturally between cooking, dining and relaxation. The ground floor further provides a beautifully appointed separate living room, a dedicated office/snug, WC, versatile utility space and an impressive bar and entertainment room creating an enviable arrangement for entertaining guests or simply enjoying the home with family. The accommodation is arranged over three floors and provides four bedrooms, offering considerable flexibility for modern family living. The principal bedroom is particularly impressive, incorporating a luxurious dressing suite and four-piece en-suite bathroom. A further bedroom enjoys en-suite facilities, with an additional shower room serving the remaining accommodation. The property's exceptional lifestyle credentials continue beyond the main residence.

A substantial two-storey detached garage provides far more than conventional garaging. Currently configured to incorporate a dedicated fitness studio with separate WC, together with a yoga studio on the upper floor, this versatile building could readily be adapted to suit a wide variety of requirements whether as a home gym, studio, home office, games room, creative space or additional entertaining accommodation.

Externally, Pippin Heath is every bit as impressive. The extensive split-level landscaped gardens have been designed with outdoor living and entertaining firmly in mind. Multiple seating areas create a succession of spaces in which to enjoy the changing aspect throughout the day, whilst a dedicated outdoor kitchen and BBQ area incorporates a pizza oven, creating an exceptional setting for summer entertaining. A striking sunken conversation pit with fire bowl provides a spectacular focal point and a natural gathering space, complemented by extensive

outside lighting and power. Spacious patio areas incorporate a hot tub, whilst a dedicated outdoor fitness area with all-weather workout surface further enhances the property's remarkable lifestyle offering.

To the front, there is generous off-road parking for approximately six to seven vehicles, together with an electric vehicle charging point and the substantial detached garage.

Every aspect of Pippin Heath has been considered to create a home that is not simply impressive, but genuinely distinctive. The interiors combine a sophisticated, ultra-modern aesthetic with the warmth and practicality required for day to day living, whilst the exceptional external spaces transform the property into a private destination in their own right.

Pippin Heath is presented to the market in true turnkey condition, requiring nothing more than the new owners' furniture and belongings. The result is a rare opportunity to acquire a substantial, contemporary residence where quality, space, privacy and lifestyle have been brought together to an exceptional degree.

Properties of this calibre, individuality and completeness rarely come to the market. Pippin Heath is, quite simply, a one-of-a-kind home.

Tenure
Freehold

Council Tax Band
South Derbyshire Council

Council Tax Band : F

Viewings
Please contact Julie, Lauryn or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

Services
Mains water, gas, electricity and domestic sewage treatment plant (cost to be shared with neighbouring property) are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5:30pm or Saturdays 10am - 3:30pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Monday to Friday 9am - 5.30pm - Excluding Bank Holidays.

Saturday 10am - 3:30pm.







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾
4251 ft²
Reduced headroom
108 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

