



1 The Common
Quarndon | Derby | Derbyshire | DE22 5JY

 FINE & COUNTRY

1 THE COMMON



This spectacular 6-bedroom, individual architect designed family home built in 2011 offers an impressive 9,852 sq. ft. of living and entertaining areas including a large open plan kitchen with entertaining area, an impressive principal suite, games room, cinema room with bar and an outdoor swimming pool, this magnificent property is perfect for family life and entertaining.



ACCOMMODATION

1 The Common is a spectacular 6-bedroom, individual architect designed, modern family home built in 2011. Set within circa 1 acre of grounds this magnificent home offers an impressive 9,852 sq. ft. of living and entertaining areas. Featuring 6 reception rooms, including a games room, cinema room with bar and an outdoor swimming pool this stunning home is perfect for family life and entertaining.

This exceptional property is located in a prominent position within the centre of Quarndon with easy access to local amenities and within the catchment area for the renowned Ecclesbourne School.

Ground Floor

The impressive entrance hallway is flooded with natural light with views out through the living room to the swimming pool and garden at the rear of the property and the double height ceiling showcases a floating staircase with glass balustrades to the first floor.

The spacious living room features a wall of bifold doors leading out to the terrace and pool area, modern gas fireplace and a snug area just off to the left, which could be used as another office space. Off to the right of the living room is the large dining room with sliding doors out to the entertaining area, wooden floors and a feature mirrored wall offering a dual aspect feel. The dining room has ample space to comfortably seat 14 – 16 people.

To the left of the living room is the bespoke family kitchen with a large, curved island with seating, prep sink with Quooker tap and gas hob. Behind this is a wall of built in appliances including sub-zero wine fridge, American style fridge freezer, Wolf double oven and Miele microwave and coffee machine. The kitchen boasts a built in tv, plenty of storage with bespoke cabinets and picture windows overlooking the front and patio doors leading out to the side and rear of the property. This wonderful kitchen is perfect for both entertaining and family life and is complemented beautifully by another large, living entertaining space, featuring a modern log burner and ceiling speakers that is perfect for informal dining and entertaining.

The ground floor also features a downstairs w/c, utility room, cloakroom and a generous sized office to the right of the entrance hallway that can easily accommodate two desks.

Lower Ground Floor

The floating staircase leads to the lower ground floor where a spectacular bespoke wine store leads through to a substantial games room and cinema room with a built-in bar and projector for enjoying a film with a drink. There are also two shower rooms each with w/c, two plant rooms and access to the double tandem garage, large enough to house 4 cars.

















First Floor

The floating feature staircase leads up to the first floor of the property which features a beautiful large lounge area with bifold doors out onto the large balcony area. The balcony spans the length of the rear of the property with views out over the pool area, the lawned area and countryside beyond.

The first-floor features four spacious double bedroom two of which have patio doors leading out onto the rear balcony and one that benefits from having a mezzanine floor that would make an idea snug for those with children. There are two family bathrooms on the first floor both with dressing areas, walk in showers and freestanding baths. The first floor also benefits from a substantial storage room and has a spiral staircase to the left of the lounge area leading up to the second floor of the property.

Second Floor

The second floor of the property features the impressive principal suite that has a boutique hotel feel with its bifold doors leading out onto a private balcony. The two-way gas fireplace divides the bedroom area from the substantial ensuite with freestanding bath, separate rain shower and spacious walk-in wardrobe beyond.

The second floor also gives access to another generous double bedroom with ensuite and a private balcony to the side of the property that could easily double up as a walk-in wardrobe serving the principal suite.















OUTSIDE

The property is set within private secure grounds with west facing gardens overlooking the Kedleston Estate in the distance and extending to circa 1 acre (stm). The grounds mainly comprise of beautiful, manicured lawns, and established flower beds. The rear garden boasts a large, heated swimming pool, sunken hot tub and several large patio areas on differing levels ideal for outside entertaining and enjoying the sun after a relaxing swim.





LOCATION

The property is situated in the highly sought-after village of Quarndon, located three miles north of Derby City centre. Located central to the village the property is within close proximity to the cricket club and the Joiners Arms public house. For those with children the village has the benefit of a noted primary school (The Curzon Church of England) and is also in the catchment area for the well regarded Ecclesbourne School in Duffield.

For those looking to commute the property lies within commuting distance of Derby (5 miles), Birmingham (42 miles) and Sheffield (40 miles). The M1 (J25) motorways is within 20 minutes, while Derby train station offers direct services to London St Pancras (1 hour 45 minutes). Alternatively, Lichfield station provides good commuter links with Euston being just 1 hour and 10 minutes. East Midlands airport is 30 minutes away whilst Birmingham airport is just under an hour away.





Services

Utilities – Water Supply, Sewerage, Heating and Electricity are all mains connected.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability - Ultrafast Openreach FTTP may be available, speeds range from 40 Mbps to 900 Mbps

Tenure – Freehold

Directions: Postcode: DE22 5JY / what3words: ///rescue.reason.frost

Local Authority

Amber Valley Borough Council

Council Tax Band: H

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973 888

Website

For more information visit <https://www.fineandcountry.com/uk/derbyshire>

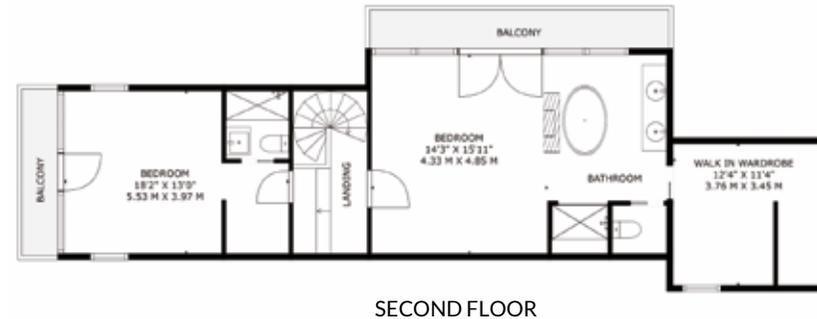
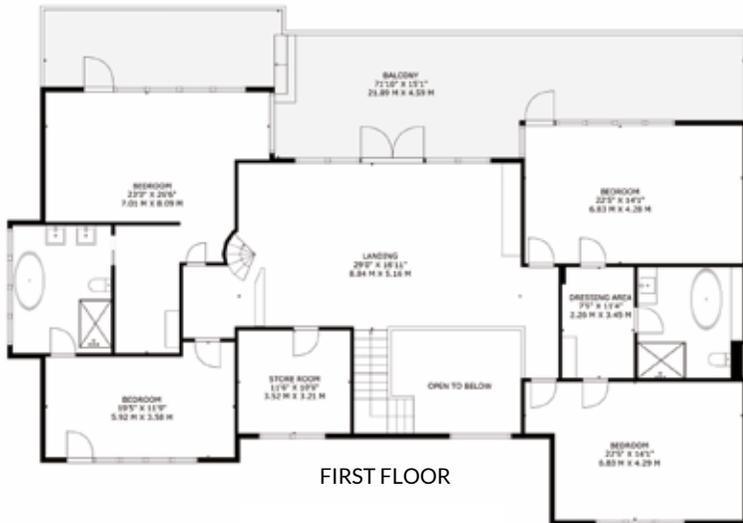
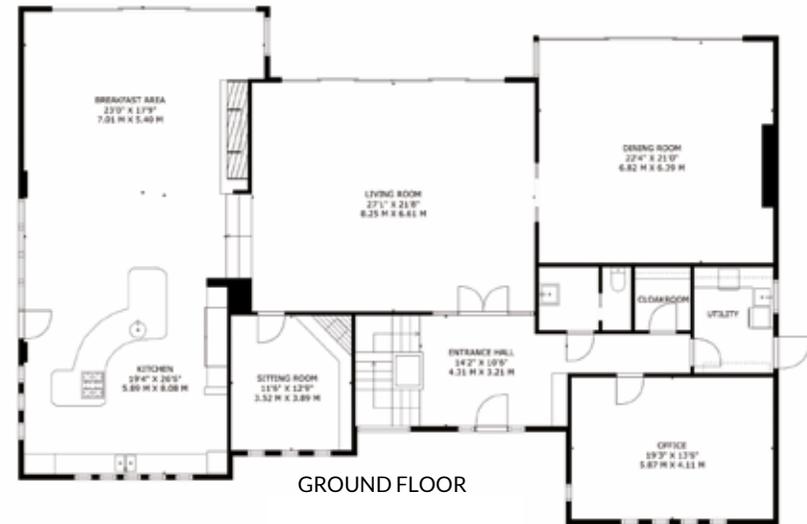
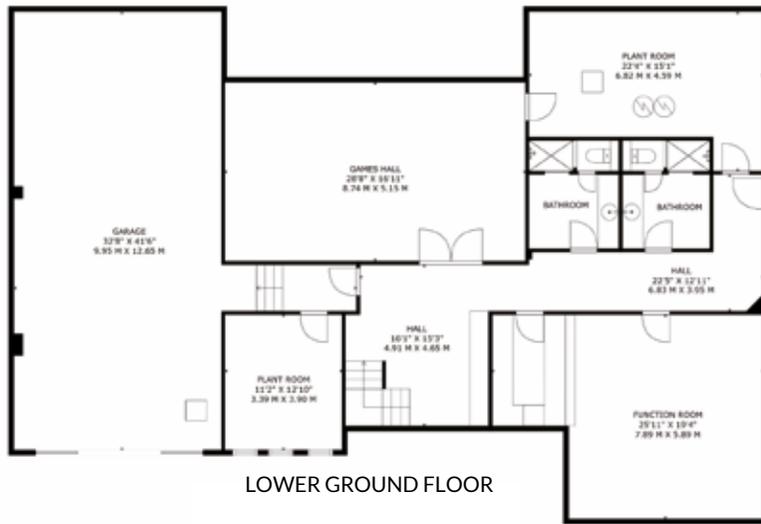
Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday By appointment only





GROSS INTERNAL AREA: 7742sq ft, 720m²
 OPEN TO BELOW & LOW CEILINGS: 475sq ft, 44m²
 GARAGE: 879sq ft, 82m²
 BALCONY: 818sq ft, 76m²
OVERALL TOTALS: 9522sq ft, 882m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
 FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 15.10.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



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As a seasoned expert and developer in the property industry, with over a decade of experience, I specialised in transforming houses into luxurious family homes in the top tier of the market. My foresight in anticipating and overcoming any potential obstacles, combined with my exceptional negotiation skills, enables me to deliver the best possible outcome in every situation.

From meticulous project planning to seamless execution, I have a proven track record of successfully navigating every stage of the property buying or selling process. My extensive local, national, and international exposure, coupled with the exceptional presentation and service offered by Fine & Country, make me the perfect choice for anyone seeking a property consultant to work with.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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