





20 Moorlands Drive, Mayfield, Ashbourne, Derbyshire DE6 2LP

A beautifully extended four bedroom detached house for sale, featuring a detached double garage and two ensuite bathrooms.

BENNET SAMWAYS are excited to present this beautifully extended four bedroom detached house for sale, featuring a detached double garage and two ensuite bathrooms. The home boasts an impressive gross internal area of 1,650 sq.ft, including two expansive reception rooms.

Interior - Inside, you'll find a convenient porch leading to a central hallway with a spacious guest cloakroom. The kitchen/diner is well-appointed with elegant white Shaker cabinets, Quartz worktops, and integrated appliances such as a range cooker with an extractor fan, dishwasher plumbing, and space for a fridge/freezer. The sitting room offers a cosy log burning stove, perfect for chilly evenings, while the extension adds another versatile space that can serve as an additional living room or family room, bathed in natural light and offering beautiful garden views.

Upstairs, the extended master bedroom includes a Juliet balcony, partially vaulted ceiling and a fitted ensuite shower room. The former master bedroom, now bedroom two, also comes with an ensuite shower room. Two more double bedrooms and a family bathroom complete the upstairs layout.

Exterior - Outside, the property features a front garden with decorative borders and a double-width driveway providing ample off-road parking for at least eight vehicles. The detached double garage includes new roller doors. The meticulously maintained garden is an ideal retreat, with a lush lawn, a variety of plants and shrubs, including stunning Acers, and extends to include a UPVC sunroom, vegetable plots, and a charming hidden-away shelter—perfect for enjoying a gin and tonic with your favorite book in peace and quiet. A gate to the rear creates a potential parking space for a caravan or camper van.

Locality - Mayfield is a charming village nestled on the Staffordshire side of the River Dove, just about two miles from the bustling market town of Ashbourne. The village is divided into distinct areas: Church Mayfield, Wallash, Middle Mayfield, and Upper Mayfield, each with its own unique character. The village features a convenient local store and a nearby church, adding to its quaint, community feel. Historically significant, Mayfield was recorded in the Domesday Book under the name 'Mavreveldt', highlighting its rich heritage that continues to enchant residents and visitors alike. The River Dove, a picturesque natural boundary between Derbyshire and Staffordshire, is spanned by the stunning Hanging Mill Bridge. This scenic location not only offers breathtaking views but also serves as a gateway to the broader delights of Ashbourne and the renowned Peak District. This proximity makes Mayfield an ideal spot for those who appreciate the outdoors and are seeking a tranquil yet accessible countryside retreat.

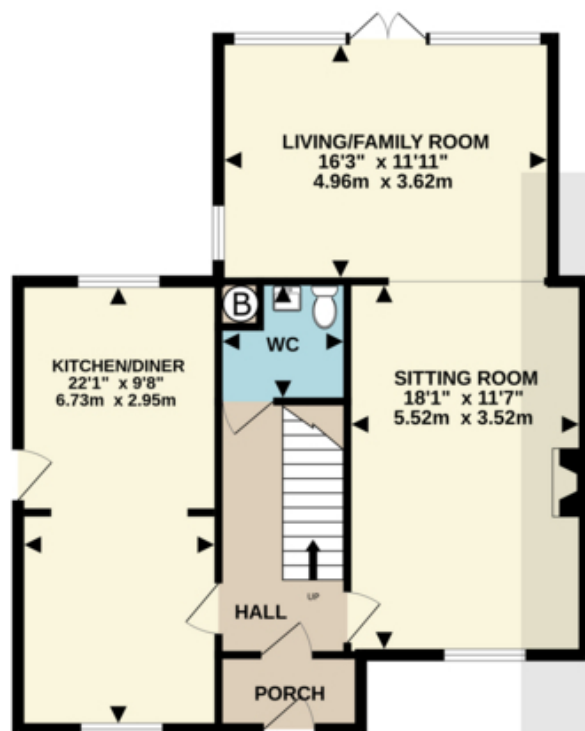
Owner's perspective - "This house has been a joy to live in. It is light, warm and spacious and flexible enough for entertaining or living quietly. My special spots are: The back room on sunny mornings, doing the crossword with the cat (though he's not much help), The front room in the evening with the log burner and tv, waking up to a view of fields and sheep (albeit over rooftops), the garden for a mixture of flowers, vegetables and fruit (blackcurrants, gooseberries and apples), - the garage for DIY projects, the conservatory for days when it's not warm enough to sit outside, the summerhouse at the bottom of the garden for a glass of something as the sun goes down. All my friends think I'm daft to be leaving....but it's time to downsize."

Agent's notes - Tenure: Freehold. Council Tax: East Staffordshire band E. Services: Mains water, mains electricity, mains drainage and internet connection. Estimated broadband speeds available via Ofcom are 5mb standard, 50mb superfast & 1,000mb ultrafast.

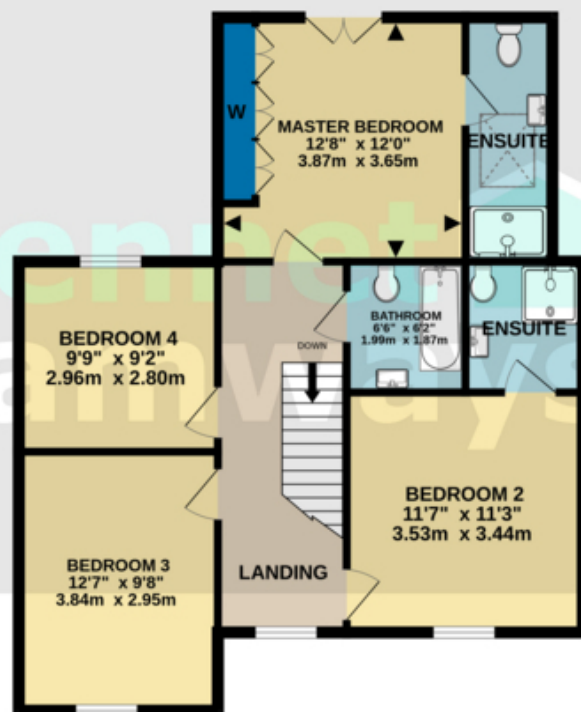




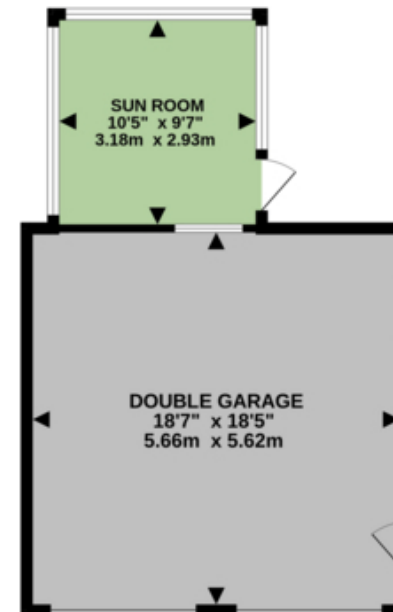
GROUND FLOOR



1ST FLOOR



OUTSIDE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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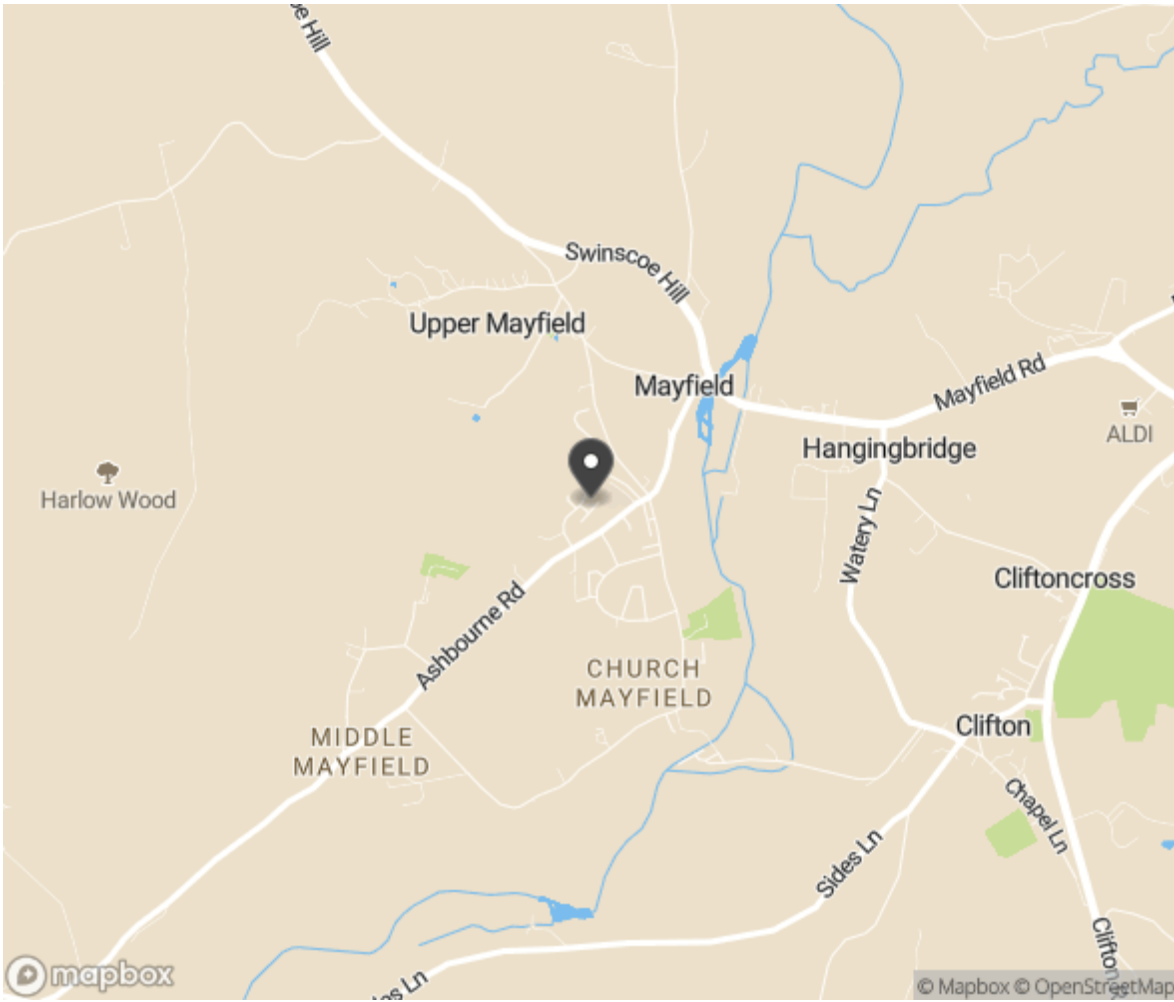


Disclaimer:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	68	79
England, Scotland & Wales	EU Directive 2002/91/EC	



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4
 3
 8
 1650 sq ft