

Ashby Road East

Bretby, Burton-on-Trent, DE15 0PT

John German



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£1,350,000

Set on a wonderful 9.74 acre plot with gardens, paddocks & a substantial stable block is this superb home ideal for those seeking a equestrian facilities with stunning views with a rural feel yet close to amenities.

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Offering a stunning escape with a countryside feel whilst being in easy reach of amenities and private schools including Foremarke and Repton, together with Burton Golf Club being just over the road and the Stanhope Arms Restaurant and Hotel a 10 minute walk away.

Perfect for those seeking a comfortable outdoor lifestyle or those wanting significant land, the 9.74 acre plot includes gardens, stables, and two substantial paddocks with additional separate gated vehicle access points and the advantage of a good size open tractor barn.

Situated off a quiet lane just off Ashby Road is this stunning and spacious home substantially extended from its origins with the luxury of plenty of space, multiple reception rooms and bedrooms with the potential for a self-contained annexe this exceptional home is ideal for a variety of buyers.

Gates open into an extensive driveway where there is a large stable block with a tack room, four stables, two stores and a double width car park providing excellent equestrian facilities.

The front door opens into a welcoming hall with a flexible ground floor lay out. At the heart of the house is a very impressive quality breakfast kitchen which is a stunning space to entertain, having solid oak units and cashmere granite worktops, plus quality German appliances including a multi-functional steam oven, and second multi-functional oven with steam option, microwave, two warming draws, five-ring ceramic hob, extractor hood and Calor gas burner set in a large centre island. There is also a unique and practical feature of a German style stainless steel wash station.

Off the kitchen is a large dining/entertaining room with ash panelling and a triple aspect capturing garden and paddock views. Also adjoining the kitchen is a family room/snug with the first of two solid wood staircases rising to the first floor and prep for a wall mounted TV.

There are six reception rooms in total with a generous living room with high ceilings and a dual aspect, together with a second feature staircase to the first floor and French doors to gardens and a useful boiler room.

Across the hall is a light and airy reception room, currently used as a games/table tennis room.

An inner hall leading off to a snug style TV room, home office and well appointed shower room, these spaces combined offer annexe potential ideal for multi generational living.

Completing the ground floor is a second modern shower room.

The first floor with the advantage of two staircases, one at each end of the property, has four bedrooms. The master is a substantial triple aspect double with wonderful views and a large walk-in wardrobe. Bedrooms two and three are both doubles and bedroom four a single. There are two bathrooms, a lovely light modern family bathroom and second bathroom between bedrooms two and three.

The house also features an American Style first floor laundry room with appliance space linking into a good size walk-in wardrobe, which could be converted into a bathroom if required (subject to necessary consents).

With beautiful outdoor space there is a large, paved terrace ideal for garden furniture and outside entertaining. There are steps down to a lawned garden with a pergola, greenhouse and poly tunnel. An in and out gravelled drive gives access to a very useful open tractor barn with potential for a variety of uses.

Gates open onto large, mowed play area ideal for children to enjoy and beyond that two beautiful paddocks with neighbouring woodland adding a beautiful back drop.

Features:

- House extending to 349.2m² / 3759 ft²
- Stable Block & Carport 132.7m² / 1428m²
- Additional Open Tractor Barn
- 9.74 Acres in total
- Solar panels

The house has LPG central heating with two boilers, no mains gas & it is served by its own septic tank.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Private septic tank

Heating: LPG gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA20072026

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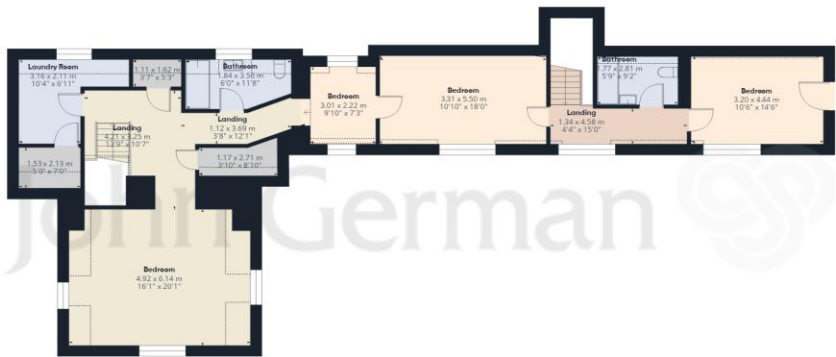




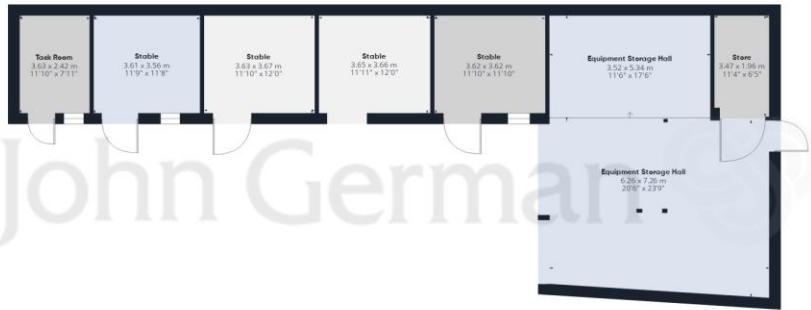




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

481.9 m²

5187 ft²

Reduced headroom

16.5 m²

177 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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Agents' Notes

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