Greenways

Egginton Derbyshire

PH RESIDENTIAL

Greenways

Church Road Egginton DE65 6HB

Residing on the borders of the Derbyshire village of Egginton is Greenways, an exceptionally well appointed property including two self contained homes, an 9.1 acre plot including stabling, and a range of versatile outbuildings presenting excellent scope for a variety of requirements to both residential or commercial needs. Set within wonderfully secluded electric gated grounds enjoying complete privacy to all sides, Greenways comprises an immaculately maintained two bedroom bungalow plus separate two bedroom annexe, with the array of thoughtfully positioned outbuildings offering not only excellent equestrian facilities but further potential for an on-site business, Air BnB style rental or multigenerational living.

The main property is an attractive traditional bungalow which has been extended and upgraded to offer spacious living accommodation including a bespoke handmade kitchen, a lounge with garden views and a stunning Orangery with bifold doors to the rear. Greenways also offers two excellent double bedrooms and a luxurious family bathroom. A self contained detached annexe presents ideal accommodation to suit multigenerational living or to provide rental income, having a spacious kitchen, lounge, ground floor bedroom and bathroom as well as a large first floor bedroom which could easily be separated into two rooms. Both properties are serviced by full double glazing and a private drainage system, the annexe has an electric heating system with Solar Panels and Greenways has mains gas central heating.

The established wrap around plot extends to 0.8 acre is formed by immaculately tended gardens including a pretty covered seating area and formal lawns, with ample parking for multiple/larger vehicles accessed via the electric gated entrance. Outbuildings include a detached double garage with workshop, an oak framed triple car port (one bay with a roller shutter door), a garden store and a further mower store, and a gated yard also leads to the stable block which offers four looseboxes and a tack room with kitchen. Two points of gated access open into the paddock land which total 8.3 acres and also has field access from main road, presenting an ideal equestrian set up or the option to lease out for livery.

The charming village of Eggington is home to a thriving yet peaceful village community centered around the Grade I listed St Wilfred's church. The nearby Memorial/Village Hall hosts to community events throughout the year including a church fete, harvest supper, St Wilfred's night concert, village bonfire and a Christmas Fayre. This delightful Derbyshire village boasts an interesting history, with the official village website providing a map for the historical trail, an activity that can be enjoyed by all ages.

Within the village is a Primary School which feeds into the highly regarded John Port Secondary in Etwall. There are also an array of desirable independent schools within easy reach, including Derby Grammar School, Repton School and Denstone College.

For nearby amenities, the village of Willington offers a Co-Op and a variety of pubs, as well as a train station linking to Burton and Derby. For comprehensive amenities including supermarkets, shopping centres and an assortment of health and leisure facilities can be found just four miles away in the market town of Burton on Trent, and the area is well placed for access to the Peak District National Park which is only a 30 minute drive away.

The village is ideally located for commuters needing swift access to the A38 (for Derby and Lichfield) and the A50 (for Uttoxeter, Stoke and Nottingham). The property lies just 4 miles from the Burton on Trent rail station which provides direct links to Birmingham City Centre.

Village Centre & Amenities: 0.5 miles

Willington Rail Station: 2 miles
Burton on Trent Rail Station: 5 miles

Uttoxeter Town Centre: 15 miles
Derby City Centre: 9 miles
Nottingham City Centre: 9 miles

Peak District National Park: 20 miles
Cannock Chase: 25 miles

East Midlands Airport: 17 miles
Manchester Airport: 70 miles

Once through the electric gates, there are two entrances into Greenways – one being a convenient door into the kitchen and another being the original **Reception Hall** to this traditional bungalow. The **Reception Hall** has oak flooring and opens firstly into the **Lounge**, a spacious reception room having a bay window enjoying garden views. A brickwork fireplace is set to one side, and bespoke oak and glass bifold doors open through to a fabulous **Orangery**. Finished to a superb standard, the **Orangery** is flooded with natural light from a ceiling lantern, with further windows to either side overlooking the gardens and outbuildings to either side. There is a Cola biofuel wood burner to one side, and bifold doors with integral blinds open out to the rear aspect.

Also accessed from the hall is the **Open Plan Breakfast Kitchen,** which comprises a quality range of bespoke solid oak wall, base and full height units with elegant ovolo-edged granite worksurfaces above. There is an inset Franke ceramic sink, integrated appliances include a dishwasher and microwave and a recess houses a dual fuel range cooker which is include in the sale. There is further space for an American fridge freezer, and the central island houses space for a breakfast bar to both sides. further units extend to one side where there is an office area with ample additional storage, and windows face the front and rear aspects, with the rear window having an electric integral blind.

A composite entrance door opens out to the rear aspect with an oak pocket door opening into a vestibule leading to the **Cloakroom** which features a granite topped wash basin and WC, and to the **Laundry Room**. A range of wall, base and full height units house an inset sink, an integral fridge freezer and a Grundig washing machine and tumble dryer, both of which are included in the sale.

The hallway opens into **Two Excellent Double Bedrooms,** both of which have a range of fitted wardrobes. the second bedroom enjoys dual aspect windows, and the bedrooms share use of an oversized **Family Bathroom**, having a four piece suite with twin wash basins, corner bathtub, WC and a double enclosure with steam and jet shower functions. Double doors also open to the **Airing Cupboard** which houses the boiler for the property, and there is access via drop down ladder to the loft space. Previously, this bathroom accommodated a third bedroom and a family bathroom and could easily be remodelled to create an additional bedroom if required.

what3words:
///tank.conspire.sunroof

GREENWAYS
POST BOX

The self contained **Annexe** lies to the rear of Greenways, having a private entrance from the gated yard. The **Kitchen** comprises a range of wall and base units with inset sink and an integral oven with electric hob, as well as a tumble dryer and fridge which are both included in the sale. A spacious **Sitting Room** has French doors opening out to the gardens where there is an area of lawn and block paving which could easily be separated off for independent use for the annexe.

Doors from the kitchen open into a **Ground Floor Bedroom** and to the **Bathroom** which comprises pedestal wash basin, WC and bathtub with shower unit over, and stairs rise from the **Sitting Room** to the first floor which is current laid to an open plan **Bedroom**. There are feature circular windows to each end as well as skylights, and this oversized bedroom presents plenty of scope to remodel into separate bedrooms is required. To the exterior of the annexe, double doors open into a useful **Garden Store,** which houses the hot water cylinder and the electric boiler, both of which are aided by Solar Panels servicing the annexe. The Solar Panels also benefit from a feed in tariff.

Greenways is bordered by a walled boundary adorned with carved nameplates and a quirky bank vault post box, as well as having electric intercom/fob double gates opening into the driveway. The property is set back from the road with mature foliage and trees providing privacy to all sides, and is covered by a HIVE CCTV system which is included in the sale and extends into the paddock land.

Immaculately landscaped exterior spaces are laid to block paving, resin and gravelled areas, as well as having composite decking providing pleasant seating areas with garden views. A gate leads to an enclosed terrace with an entrance door into the kitchen, also having a covered arbour and contemporary glazing to the walled boundaries. Extensive lawns extend to the side of Greenways having borders edged with railway sleepers, and the entire plot features exterior power, water and lighting to both low level posts and reclaimed cast iron lamp posts. The wrap around formal gardens and driveway extend to a generous **0.8 Acre.**

An extensive array of outbuildings including garaging for numerous vehicles, as well as stabling and home office/workshop space. The **Double Garage** has electric entrance doors and a kitchenette, as well as additional storage and access into a further **Workshop/Office** which in turn opens out to an enclosed yard. There is a range of tool storage in the garage which is available by separate negotiation. Additional parking is offered beneath the **Oak Framed Triple Car Port,** with an electric roller shutter door enclosed one of the bays. To the rear of the annexe is a further useful **Mower Store**, with electric roller shutter entrance doors, and there is power and lighting to all the outbuildings and garages. The garages and annexe are also covered by the serviced alarm system which also secures the main property.

A five bar gate opens into a yard to the fore of the **Stable Block**, which comprises four loose boxes and a **Tack Room** with kitchenette, washing machine and tumble dryer. The four stables have been utilised as storage space and a gym, but could be easily adapted for equestrian use. There is lighting, water and power to the yard and stables, and a walkway leads up the first of two gates which open directly onto the **8.3 Acres** of **Paddock Land**. A second gate opens from the garden into the land, and there are two further gates which open into the fields from the A38 side. There is a small brook between the first two fields, as well as a charming wildlife pond to another of the fields.

Greenways
Floor Area: 1,744 ft² / 162 m²

Reception Hall 4.35 x 1.65m (approx. 14'3 x 5'4)
Lounge 4.84 x 4.05m (approx. 15'10 x 13'3)
Orangery 8.86 x 5.3, 3.62m (approx. 29'0 x 17'5, 11'10)
Breakfast Kitchen 5.76 x 5.48m (approx. 18'11 x 17'11)
Laundry Room 3.55 x 2.25m (approx. 11'7 x 7'4)
Master Bedroom 4.28 x 3.5m (approx. 14'0 x 11'5)
Bedroom Two 4.55 x 3.32m (approx. 14'11 x 10'11)
Family Bathroom 5.84 x 2.8m (approx. 19'2 x 9'1)

Annexe
Floor Area: 1,141 ft² / 106 m²

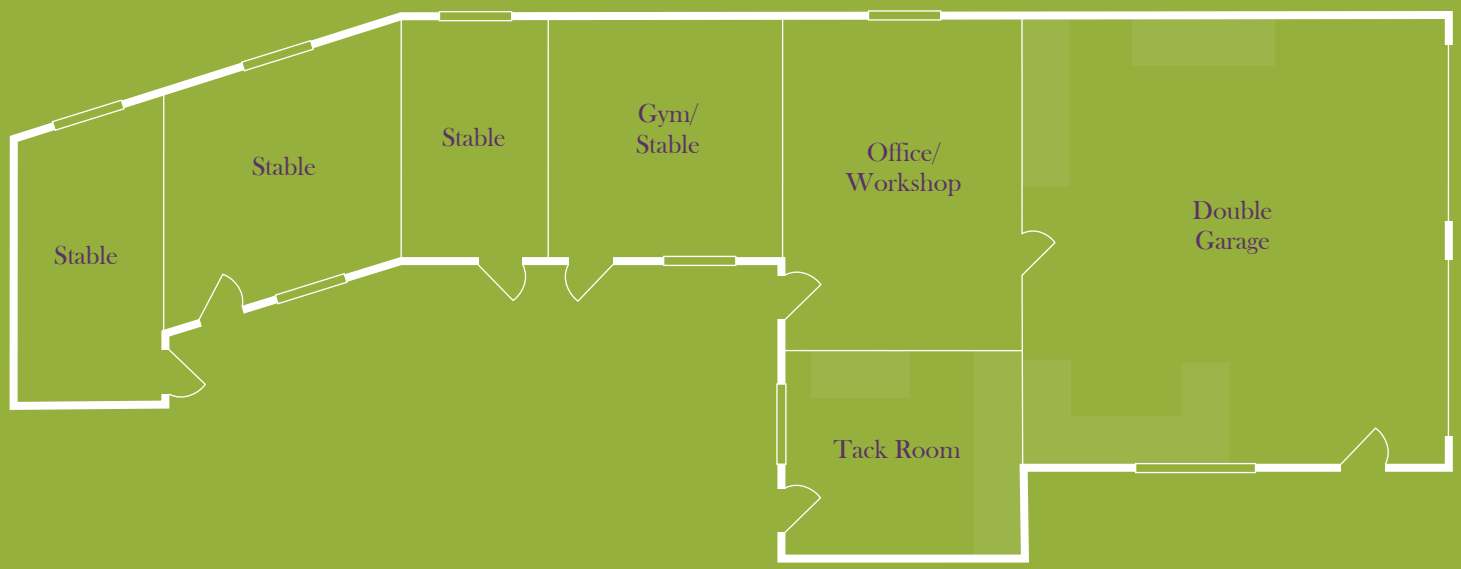
Kitchen 4.22 x 2.64m (approx. 13'10 x 8'8)
Sitting Room 5.4 x 3.53m (approx. 17'8 x 11'7)
Ground Floor Bedroom 3.01 x 2.6m (approx. 9'10 x 8'6)
Bathroom 2.6 x 1.66m (approx. 8'6 x 5'5)
First Floor Bedroom 9.8 x 5.4m (approx. 32'2 x 17'9)
Garden Store 2.95 x 2.66m (approx. 9'8 x 8'8)

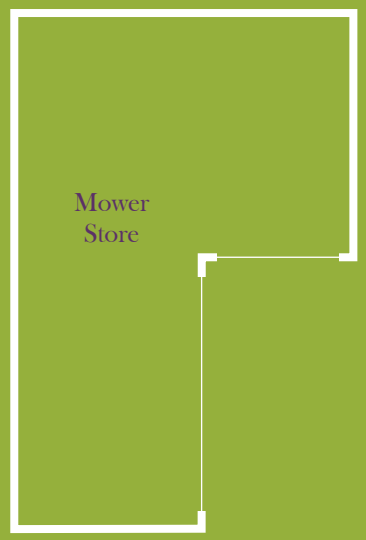
Outbuildings

Double Garage 5.6 x 6.2m (approx. 18'4 x 20'4)
Office/Workshop 4.8 x 3.56m (approx. 15'8 x 11'8)
Twin Car Port 6.1 x 5.8m (approx. 20'0 x 19'0)
Oak Garage 6.1 x 3.97m (approx. 20'0 x 13'0)
Mower Store 7.4 x 4.9m (approx. 24'3 x 16'0)

Stables Block

Tack Room 3.5 x 3.0m (approx. 11'5 x 9'10)
Stable/Gym 3.5 x 3.42m (approx. 11'5 x 11'2)
Stable Two 3.5 x 2.16m (approx. 11'5 x 7'1)
Stable Three 4.55 x 3.4m (approx. 14'11 x 11'1)
Stable Four 4.53 x 2.15m (approx. 14'10 x 7'0)





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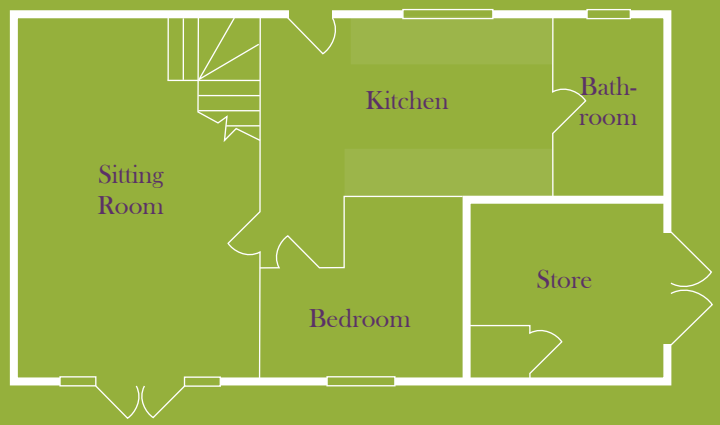

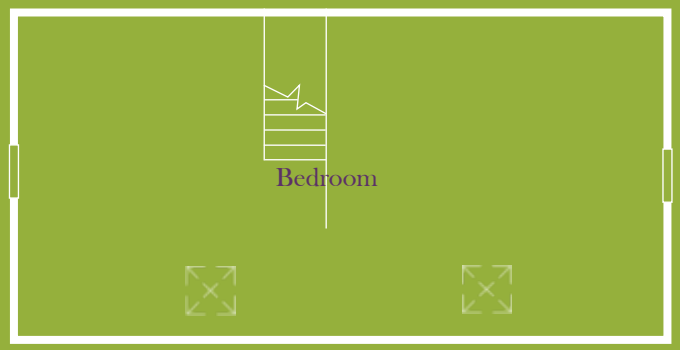

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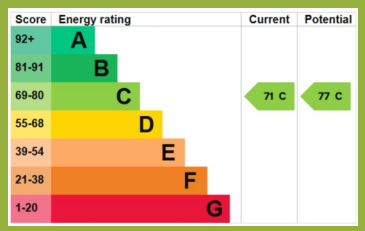

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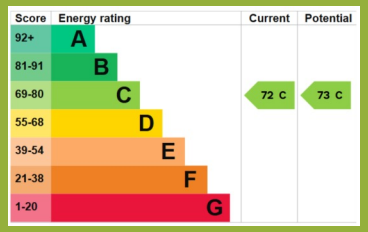

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