

# Chestnut Close

Draycott-in-the-Clay, Ashbourne, DE6 5RB

John   
German





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£850,000

Extremely handsome detached residence built to an exceptional standard providing well-proportioned and versatile family sized accommodation set over three floors. Occupying a good-sized plot with southerly facing gardens, positioned at the head of a small exclusive cul-de-sac development in a convenient location.

Built by a renowned luxury home builder in 2023, viewing and consideration of this hugely impressive family sized home is imperative to appreciate its many standout features and high quality finish, room dimensions and excellent layout providing versatility to meet individual requirements (ideal for multi-generational or blended households), presentation by the current owner who have given the house a lovely vibrant feel, and outside the superior brickwork and southerly facing gardens also providing flexibility of use. Briefly comprising three separate reception rooms and a magnificent living/dining kitchen, six double bedrooms set over two floors with two having the benefit of dressing rooms and luxury ensuite facilities, and two luxury family bathrooms.

Situated at the head of the popular and exclusive small cul-de-sac development of only 8 homes with countryside and woodland views, conveniently located between the popular villages of Draycott in the Clay and Marchington with their amenities including First Schools, village shops, public houses and restaurants, village halls and churches. Also providing easy access to the surrounding towns of Uttoxeter, Ashbourne, Burton upon Trent and the Cathedral City of Lichfield with their wider range of facilities. Excellent transport links are also nearby including the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent, the A38/M42 road network providing access to Birmingham, and train stations providing access to London. Walks through the surrounding countryside are also on the doorstep, plus riding schools and stabling.

Accommodation - A composite and part obscure double glazed entrance door with side panels opens to the light and airy arboretum style reception hall which provides a fabulous introduction to the home with stairs rising to the first floor, feature herringbone flooring which runs through the majority of the living rooms, and doors opening to the spacious ground floor accommodation.

Positioned to the front of the home are two separate reception rooms, each having dual aspect windows providing ample natural light. One is currently used as a study while on the opposite side of the hall the playroom which could be utilised as a second sitting or family room if preferred.

The delightful lounge with its vaulted ceiling is also immersed in natural light provided by triple aspect windows and skylights with wide doors opening to the garden, and a focal chimney breast with a brick fireplace and slabbed hearth providing space for a log burner.

The real hub of the home is the magnificent open plan living/dining kitchen, providing ample space for both dining and soft seating with bi-fold patio doors opening to the outside entertaining space, and windows allowing further natural light to flood in. The kitchen has an extensive range of contrasting shaker style units including a dresser unit and full height cupboards, plus an island, with quality Quartz worktops and a matching breakfast bar, an inset sink unit with a Quooker boiling hot water tap set below one of the windows, a fitted Neff induction hob with a built-in extractor, a fitted oven and further combination oven, plus integrated appliances including a Hotpoint tall fridge, separate freezer and a drinks cooler. A real chef's delight is the spacious walk-in pantry with fitted shelving. A door leads to the fitted utility room which also has shaker style units, a quartz worktop and an inset sink unit, space for white goods, a composite stable style door to the outside, direct access to the attached double garage and a further door to the downstairs WC which has a contemporary two-piece suite with complementary tiling.

To the first floor the landing has a skylight providing natural light and stairs rising to the second floor. Doors lead to four spacious bedrooms, each able to easily accommodate a double bed and furniture, plus the luxury family bathroom which has a contemporary four-piece suite incorporating a panelled bath with an integrated mixer tap and shower attachment, and a separate double shower cubicle with a rain head shower over.

The fabulous master suite has countryside views to the side and the advantage of both a walk-in dressing room and a luxury ensuite shower room, having a contemporary suite incorporating a double shower cubicle with feature ceramic tiling and a rain head mixer shower over.

On the opposite side of the landing the second bedroom also benefits from a dressing room, which is currently used as a child's playroom, and a luxury ensuite shower also having a contemporary suite incorporating a double shower cubicle with a drench head mixer shower over, plus feature tiling.

To the second floor the galleried landing has a skylight which also enhances the light on the first-floor landing, a built-in airing cupboard housing the pressurised hot water cylinder. Doors leads to two further spacious bedrooms which can easily accommodate a double bed, and the second luxury family bathroom having a contemporary suite incorporating a panelled bath with feature ceramic tiling.

Outside - To the rear, a southerly facing natural Indian stone paved patio with well stocked borders provides a lovely seating, entertaining and al fresco dining/cooking area, leading to gardens positioned either side of the home. On one side there being an extension of the Indian stove paving providing further seating adjacent to the bi-fold patio doors in the lounge, leading to a lawn ideal for the 'grown-ups' to relax, and on the opposite side a further lawn ideal for a play area for the kids. All enclosed by feature Gabion rock baskets and barked borders, fencing and gated access to the front via both sides.

To the front a block paved driveway provides off road parking for several vehicles leads to the double garage, which has an electric up and over door, power and light, doors to the rear garden and into the home, and a side facing window. There is also the advantage of an EV charging point.

**W3W:** secrets.revealing.films

**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:** Drive and double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Shared water treatment plant

**Heating:** LPG central heating

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

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

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

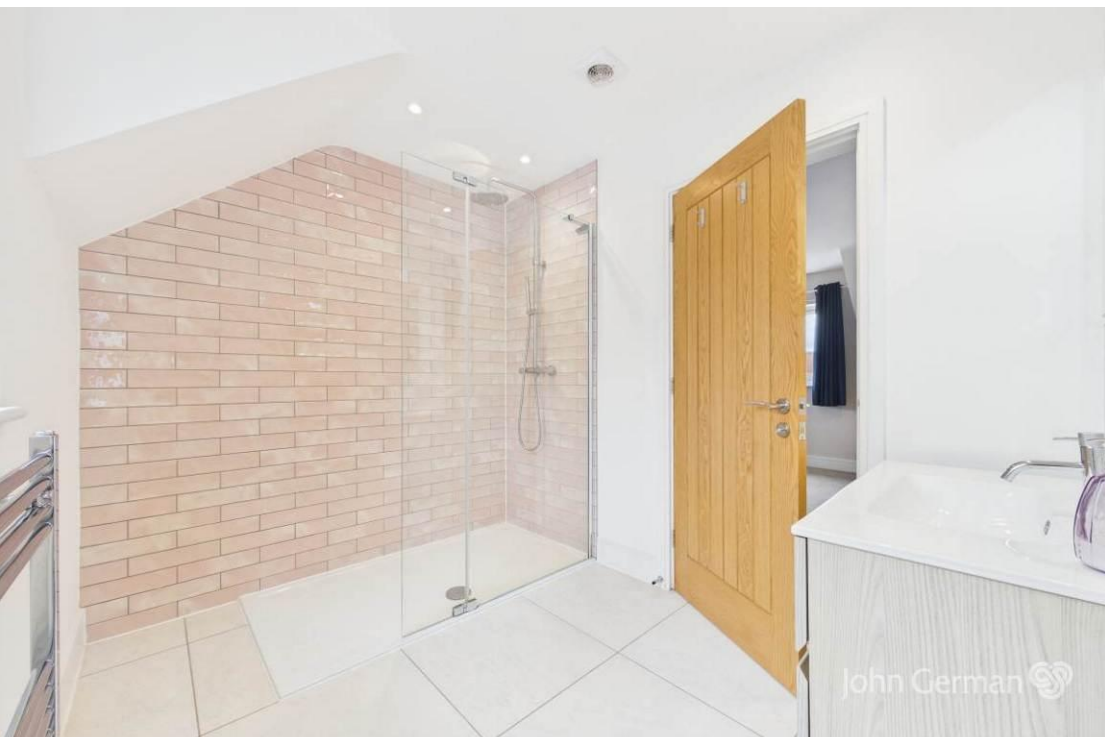
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band G

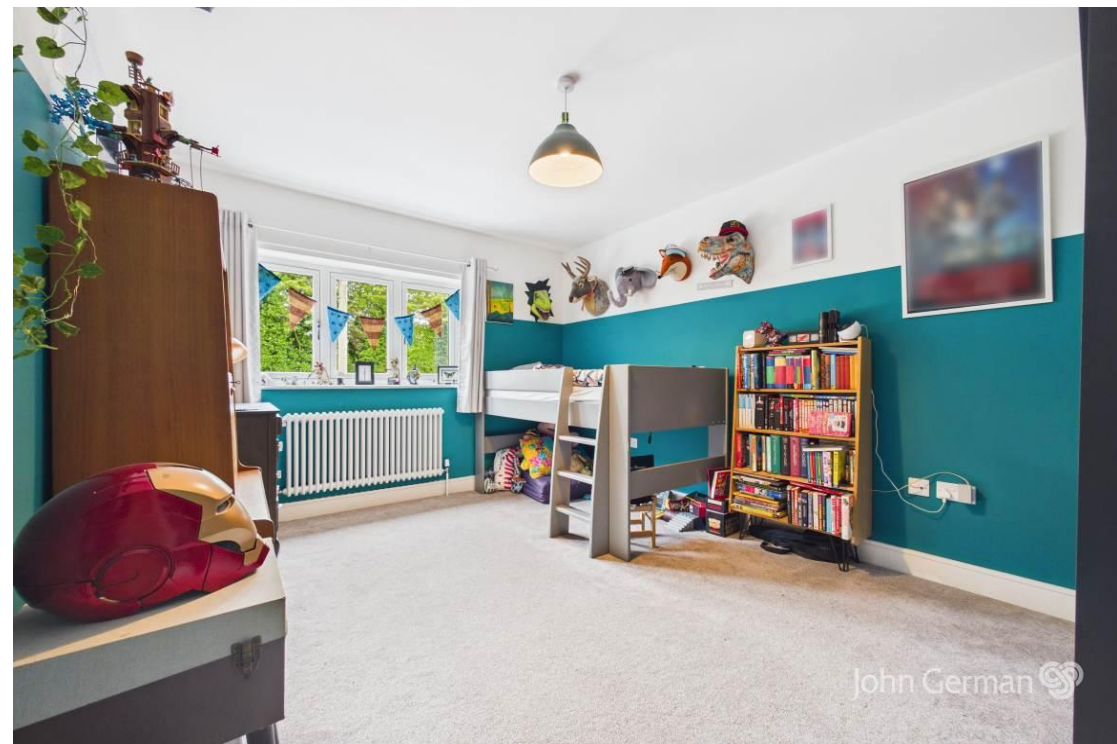
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

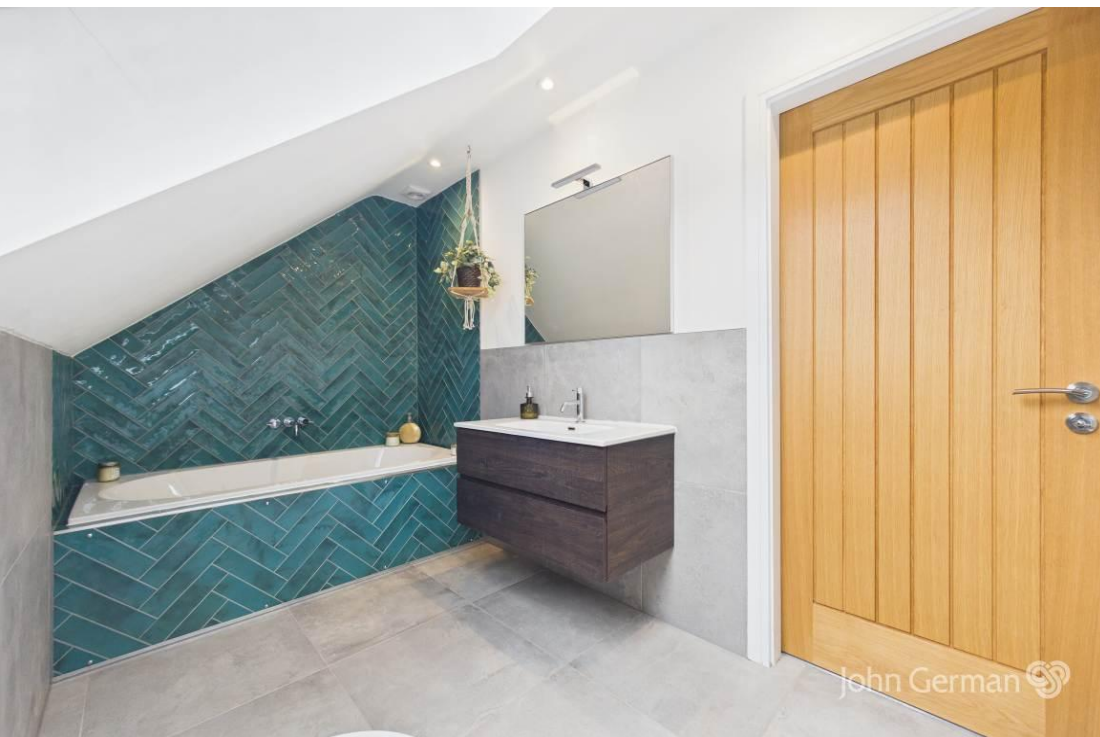
**Our Ref:** JGA/15052026

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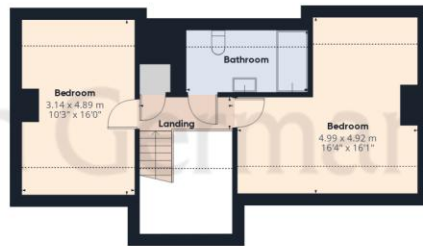




Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

330.1 m<sup>2</sup>

3552 ft<sup>2</sup>

**Reduced headroom**

13.1 m<sup>2</sup>

140 ft<sup>2</sup>

(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.

**GIRAFFE360**



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#### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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