

Main Street

Repton, Derbyshire, DE65 6EZ

John German







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£695,000

This charming cottage offers a beautiful home on a substantial 0.36 acre plot with the flexibility of five bedrooms, bathroom & an additional shower room, a farm house style kitchen/diner plus a large utility, two reception rooms & a superbly spacious lounge opening out to substantial gardens, located close to the village centre.

Perfectly placed for embracing the village lifestyle Repton offers is this substantial extended character home believed to date back circa 300 years, later extended in the 80s and 90s creating a superb home ideal for a family complemented by its wonderful garden plot of 0.36 acres that extends all the way down to the brook at the bottom of the garden.

Renowned for its historic charm and prestigious public school, Repton is a vibrant village offering a range of local amenities including a post office, shop, butchers, popular pubs, and restaurants. Surrounded by beautiful countryside with scenic walks, it is also close to Willington that has its own train station. The A38 provides easy access to Derby, Burton upon Trent, and major commuter routes.

To the front there is plentiful parking on the gravelled drive giving access to the large detached single garage. Double gates open to a further gravelled parking area in the garden. (One neighbouring cottage has access across the drive to their parking).

The ground floor accommodation is extensive beginning with a large welcoming hall with a 'snug' area having an inglenook style fireplace offering an impressive feature. Stairs lead to the first floor and doors lead off.

The lounge is a spacious room with a fireplace, ideal to relax and entertain in with French doors opening out to the gardens.

There is a dining/sitting room with views to both sides, a fireplace, a stable style latch door and a few steps linking to the farmhouse style kitchen which provides a lovely space for families and really is the heart of the house, with space for a dining/breakfast table.

To the front of the house is a substantial utility room with lots of extra storage, spaces for appliances, a door to the front and a guest WC leading off. Completing the ground floor is the shower room and second guest WC located off the hallway.

To the first floor a good size landing has doors leading off to five generously sized bedrooms, perfect for a large family. There is a good size bathroom with a bath, basin, wc & spotlights. An airing cupboard and additional large cupboard are also on the landing providing useful extra storage.

The rear garden offers a wonderful outdoor space with shaped lawns, established borders and trees, a paved terrace ready for garden furniture and the bottom of the garden backs onto the brook with greenhouses.

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.

Heron Brook is located in Repton's Conservation Area.

Property construction: Standard

Parking: Driveway and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(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: South Derbyshire District Council / Tax Band G

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

Our Ref: JGA/02092026

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John German









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

238 m²

2563 ft²

Reduced headroom

4.5 m²

48 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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