





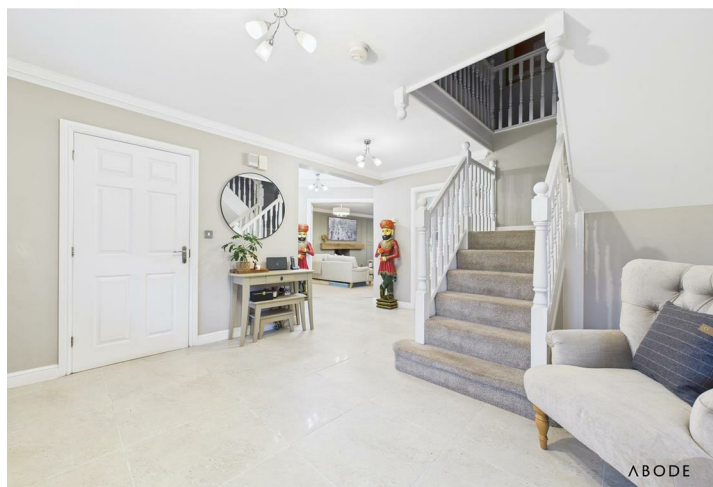


This immaculately presented executive detached family home, set on a private road within the desirable village of Denstone, must be viewed to truly appreciate the scale and quality of the living space on offer. The village is well known for its farm shop, welcoming pub and restaurant, All Saints CE Academy, Denstone College, and village hall. The property also benefits from excellent commuter links via the A50 to the M1 and M6, and is conveniently located for the market towns of Uttoxeter and Ashbourne, with Uttoxeter also offering a railway station.

The extensive accommodation briefly comprises, on the ground floor: three versatile reception rooms, an elegant orangery, a spacious breakfast kitchen, a utility room, and a guest cloakroom. The first floor features a luxurious master bedroom suite with a separate dressing area and en suite, four further bedrooms, two of which share a convenient Jack and Jill en suite, and a deluxe family bathroom.

Externally, there is a detached double garage, a driveway providing ample off-road parking, and a delightful, highly private rear garden. Access to the property is via a private road leading to the driveway, offering parking for several vehicles and access to the integral double garage. The property benefits from being fully UPVC double glazed and gas central heating is supplied by a bulk underground tank in the front garden.

Viewing by appointment only.





## Reception Hallway

This grand, spacious reception hall is illuminated by double glazed windows to the front elevation. It features two central heating radiators, a convenient storage cupboard, and a staircase ascending to the first floor. The floor is finished with elegant tiling, and internal doors lead off to the main ground floor rooms.

## Cloaks/W.C.

The well-appointed guest cloakroom comprises a low level WC and a wash hand basin thoughtfully set within a vanity unit. It includes a central heating radiator, is finished with complementary tiling, extractor fan and has a frosted double glazed window to the front elevation.

## Dining Room

A light and airy formal dining room featuring double glazed windows to the front and side elevations, complete with two central heating radiators. With oak effect panelled flooring throughout, a door provides seamless access into the breakfast kitchen.

## Study

Ideal for home working, the study boasts a double glazed window to the front elevation. It is equipped with a fitted wall unit comprising shelving and cupboards, features oak effect flooring and has a central heating radiator.



## Lounge

This generously sized lounge is a superb entertaining space, benefiting from double glazed double doors with accompanying windows, as well as an additional double glazed window to the side elevation, coving to ceiling, the room is warmed by a central heating radiator, a striking fireplace with a timber mantle houses a focal point log burning stove on a feature panelled wall backdrop.











### Kitchen/Diner

A comprehensively fitted kitchen offering a sink and drainer set in a base unit, complemented by an array of further base, wall, and drawer units with a complementary granite work surface. The room includes a practical breakfast bar, twin side-by-side ovens with a hob and cooker hood over, and integrated appliances including a dishwasher, fridge, freezer, extractor fan, four ring electric hob and microwave. It features a double glazed window to the rear elevation, a central heating radiator, and is finished with complementary wall and floor tiling. Doors lead into the utility room and the garden room.

### Utility Room

The practical utility room includes a sink and drainer set in a base unit, along with further wall and base units and a complementary work surface. It features complementary tiling surrounding, plumbing for a washing machine, additional appliance space, extractor fan, and a central heating radiator. Doors provide internal access to the double garage and also out to the side elevation.



### Garden Room

A stunning, light-filled garden room featuring a glazed roof and double glazed windows overlooking the rear garden. Double doors lead directly out to the rear garden, oak effect panelled flooring and the room includes a central heating radiator for year-round comfort.

### Galleried Landing

The impressive galleried landing includes a loft access hatch and a central heating radiator, airing cupboard housing the pressurised water tank, with doors leading off to the main first floor accommodation.

### Bedroom One

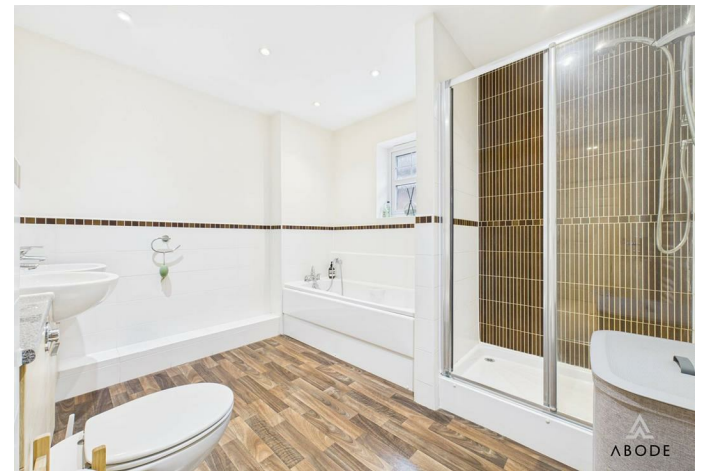
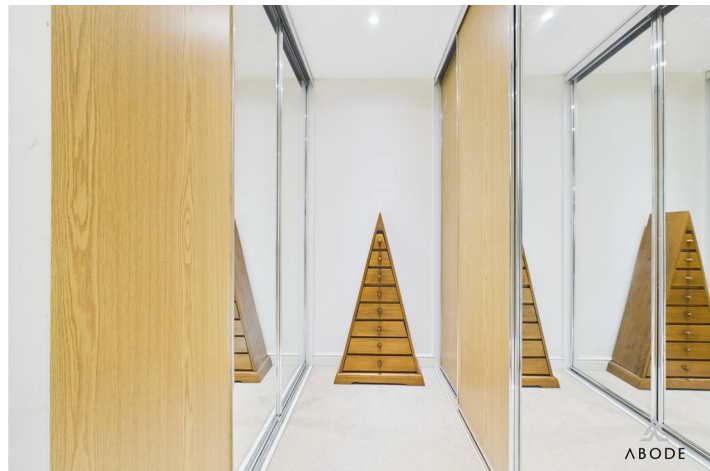
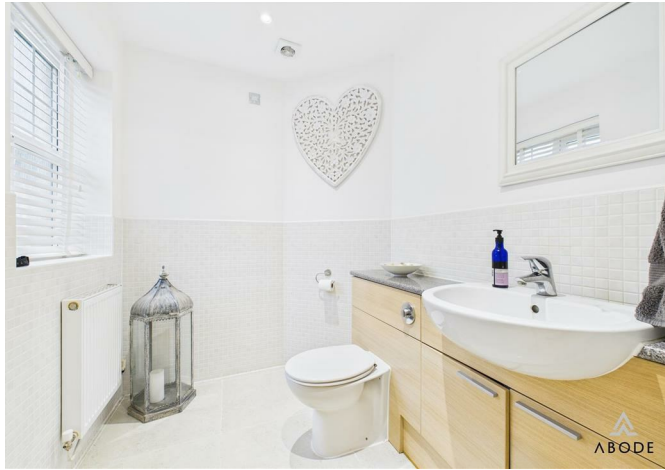
A truly luxurious suite featuring a double glazed window to the rear elevation and a central heating radiator. The room comprises of a range of built-in wardrobes, both double and single, comprising of hanging rails and shelving. A double glazed door with a Juliet Balcony provides delightful views over the rear garden and leads seamlessly to the dressing area.

### Dressing Area

The dedicated dressing area is fitted with mirrored sliding door wardrobes, providing extensive storage.









## En-suite

The master en suite is lavishly appointed with a bath, a separate double shower cubicle featuring a wall-mounted shower, and twin "his" and "hers" wash hand basins set in a vanity unit. It is completed by a low level WC, complementary tiling, and a heated towel rail, with a double glazed frosted window to the side elevation, shaving point and extractor fan.

## Bedroom Two

This comfortable bedroom features a double glazed window to the rear elevation, a central heating radiator, with two built in wardrobes

## Jack & Jill En-suite

Serving two of the secondary bedrooms, this en suite comprises an enclosed shower cubicle with a wall-mounted shower, and a wash hand basin and low level WC both set within a vanity unit. It features a heated towel rail and complementary tiling, extractor fan, shaving point, with a door leading into the adjoining bedroom.

## Bedroom Three

A front-facing bedroom featuring a double glazed window, a built-in wardrobe, and a central heating radiator and a door leading to Jack & Jill suite.

## Bedroom Four

A well-proportioned bedroom with a double glazed window to the rear elevation and a central heating radiator.

## Bedroom Five

The final bedroom on this floor features a double glazed window to the front elevation, and a central heating radiator.

## Delux Bathroom

An outstanding family bathroom featuring a free-standing bath and a separate wall-mounted shower with a glass side screen, both set on a raised plinth for a sophisticated feel with built in LED lighting. It includes a wash hand basin set in a vanity unit, a low level WC, and is finished with ceiling spotlights and complementary tiling. Light streams in through two frosted double glazed windows to the front elevation.

## Double Garage

The double garage provides secure parking and storage, featuring two up-and-over doors, a double glazed window to the rear elevation, with access from the utility and a personnel door leading out to the rear garden. It also houses the central heating boiler and electrical consumer unit.

## Outside

The property is approached by a block paved front driveway, providing generous off-road parking for several vehicles and leading to the double garage. The front garden has a lawned area with attractive tree and shrub plantings. Gated access leads to the rear garden, which is designed for tranquility and benefits from a high degree of privacy. It is predominantly laid to lawn with mature trees marking the rear boundary and is enclosed by timber fenced boundaries. A patio area is perfect for outdoor dining, complete with outside lighting and electrics, and a further decked patio area offers an alternative relaxation space.

















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

151.8 m<sup>2</sup>  
1634 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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Floor 0





Floor 1

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

116.3 m<sup>2</sup>

1255 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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