

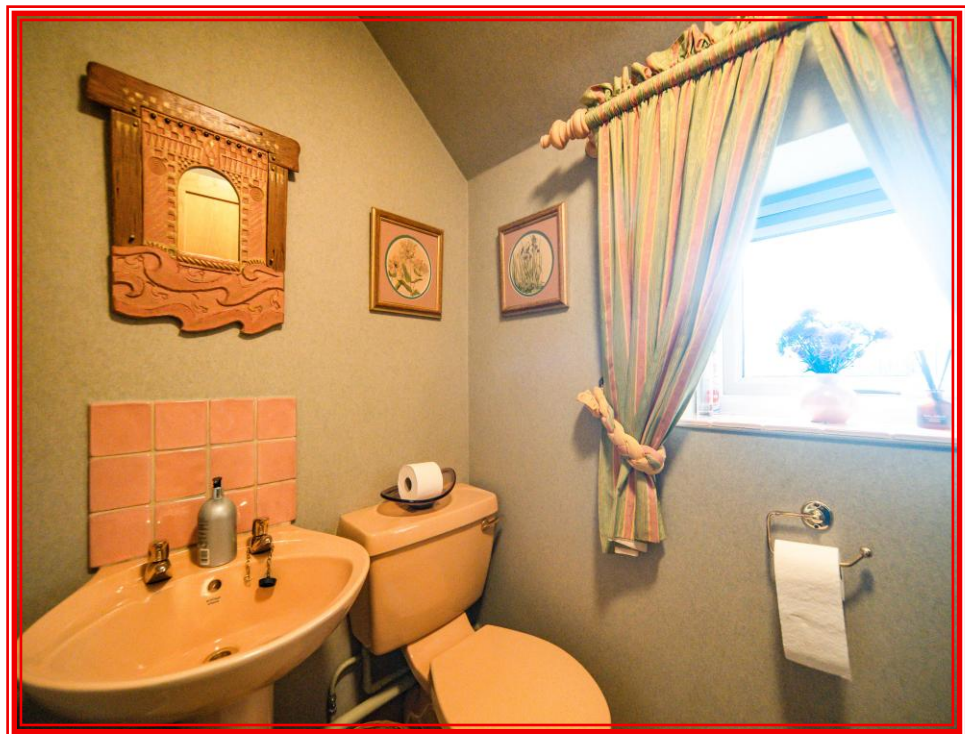


ADDRESS
THE WOODLANDS,
4 WOODLAND CLOSE,
THORPE, DE6 2AP
PRICE: £1,100,000



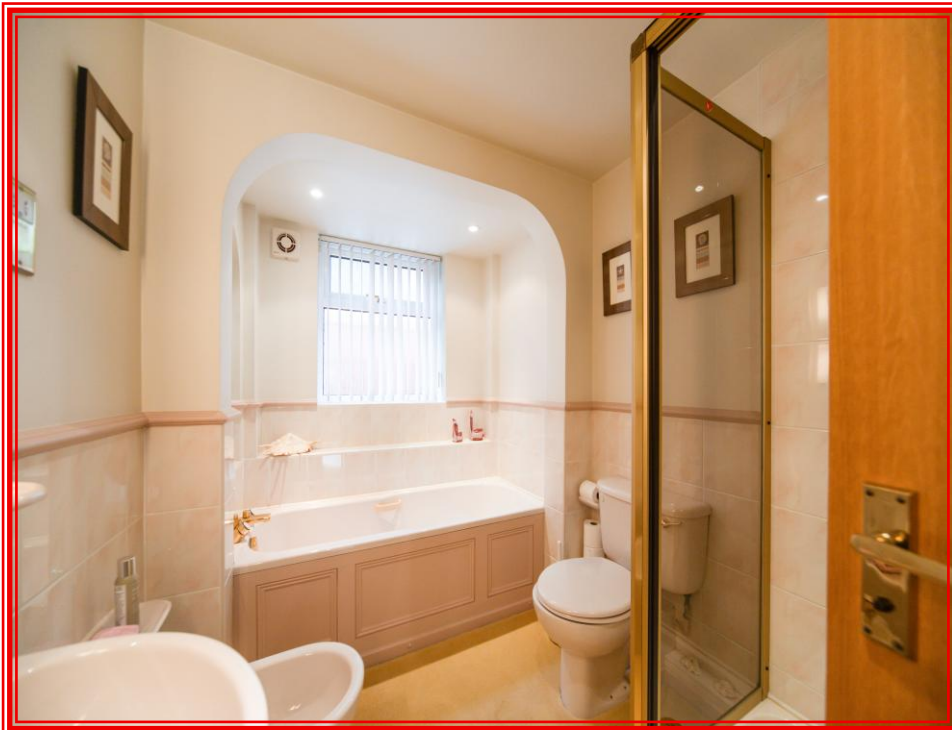
THIS PROPERTY IS FITTED WITH AN ENERGY EFFICIENT AIR CONDITIONING SYSTEM











THE WOODLANDS, 4 WOODLAND CLOSE, THORPE, ASHBOURNE, DE6 2AP

A superb quality, extensive and individual family residence occupying a unique location within the delightful and extremely popular Peak Park village of Thorpe and occupying a site in excess of 1.6 acres (0.647 hectares).

The house provides extremely flexible and adaptable family accommodation, which is superbly appointed and presented throughout, and benefits from a host of additional features including air conditioning, automatic blinds, Cat6 ethernet cabling, Sonos stereo system etc.

The superb internal accommodation, which can only be fully appreciated by personal inspection, and which readily lends itself for multi-generational living, is complemented by the outside space which comprises beautifully landscaped gardens, extremely useful garaging and storage and an excellent paddock with stabling.

Enjoying superb southerly views across the valley of the River Dove towards the Staffordshire Moorlands, it is also well placed for ready access to the market town of Ashbourne, the city of Derby and the Midlands motorway network, as well as the stunning countryside of the Peak District National Park and the Derbyshire Dales.

ACCOMMODATION

Hardwood panelled and sealed unit double-glazed front door leads to

Entrance Vestibule with central heating radiator and inbuilt double opening cloak cupboard with oak panelled doors and central heating radiator. Oak internal door to:

Open Plan Inner Lobby with arched opening to Dining Room, door off to large storage or linen cupboard with hot water cylinder, fitted slatted shelving and Economy Seven hot water control. A further door leads to

Inner Hall with staircase off to first floor level. Large deep understairs shelved storage cupboard.

Ground Floor Guest Cloakroom with UPVC sealed unit double-glazed window, single panel central heating radiator, fittings in mellow peach providing pedestal wash-hand basin and low-flush wc.

Dining Room 4.75m x 3.45m (15'7" x 11'4") UPVC sealed unit double-glazed window to the front with electric roller blind, single panel central heating radiator, corniced ceiling, ducted air conditioning and door to kitchen. Further door to

Sitting Room 7.26m x 5.25m (23'10" x 17'2") having feature contemporary fireplace with cut-stone hearth and surround, fitted decorative fuel effect propane gas fire. Series of sealed unit double-glazed UPVC windows to the rear, which overlook the rear garden and enjoy stunning far reaching countryside views over the valley of the River Dove and beyond. Fitted electric blinds. Sliding UPVC sealed unit double-glazed patio doors to patio terrace. High quality, luxury, contemporary Swiss radiators, with roof and wall mounted spotlights and flood lights.

Breakfast Kitchen 5.37m x 4.75m (17'7" x 15'7") with ceramic tiled floor, UPVC sealed unit double-glazed windows on two sides with fitted feature Venetian and Dutch blinds and contemporary central heating radiator. The kitchen has been most thoughtfully planned and designed and is superbly fitted with stunning Mark

Wilkinson hand-made units in oak with burr oak panels and trim, and provides base and wall storage cupboards with drawer banks, polished granite work surfaces, having ceramic tiled splashbacks, inset twin bowl sink unit with mixer tap. There is an extensive range of integrated Miele appliances including inset five burner ceramic hob with illuminated extractor hood over, self-cleaning oven, combination oven microwave, steam oven, warming cabinet, refrigerator and plumbed in coffee machine. There is a fitted Bosch dishwasher, and the sink has a Maxmatic waste disposal unit. A matching island unit includes a Bosch kitchen equipment drive unit, integrated Salter scales and integrated chopping block. The island unit provides further storage facility or dog station. Feature mood and track lighting and fitted Sonos stereo system.

Utility Room 5.25m x 2.53m (17'2" x 8'3") again with ceramic tile floor to match the kitchen and fitted with an excellent range of high-quality cupboards in oak, including cloaks and shoe cupboards with fitted shelving, pull out rack storage cupboard, tall broom cupboard, cupboards with fitted pull out drawers. Fitted

polished granite work surfaces with 1.5 bowl Kohler sink unit with mixer tap and Maxmatic waste disposal unit and tiled splashbacks, double opening cupboard beneath. Free standing oil fired boiler, plumbing for washing machine, space for fridge/freezer etc. Double-glazed windows, two having electric Venetian blinds, hardwood door to exterior side. Loft ladder access to roof void containing comprehensively racked systems for comms/TV/Sonos/WiFi/CCTV systems and solar panel control systems.

Accommodation from Inner Hall connecting lobby with patio door, sealed unit double-glazed window and double panel radiator.

Ground Floor Bedroom Suite having overall measurements of 6.86m x 4.27m (22'6" x 14') This room is currently utilised as a **Study/Office, Music Room and informal Sitting Room** and has a patio door to the garden, sealed unit double-glazed window with extensive countryside views, track lighting, two radiators, wall lights and air conditioning. Ceiling spotlights and wall mounted reading lights. Fitted desk. Range of inbuilt double-opening pine wardrobes with electric heaters, double opening shelved airing cupboard with electric heater, **luxury Ensuite Bathroom** with five-piece suite comprising: panelled bath, low-flush wc, large shower with mains control, bidet and wash-hand basin, gold taps and fittings, part tiling, dual fuel towel rail radiator, double-glazed window, glazed shower screen. Full WAP and tv facilities.

Bedroom Suite Two comprising **Double Bedroom** 4.17m x 3.24m (13'8" x 10'7") with UPVC sealed unit double-glazed window with remote control blackout blind and having views towards Hamston Hill, central heating radiator, two wall light points and air conditioning unit, two large double opening inbuilt wardrobe cupboards with electric heaters.

En Suite Shower Room having fitments in Pampas comprising pedestal wash-hand basin, low-flush wc and large shower cubicle with mains control, fully tiled walls, gold taps and fittings, double-glazed window, central heating radiator.

Study 2.86m x 2.36m (9'4" x 7'9"). This room is extensively fitted with document storage cupboards in oak, there is a sealed unit double-glazed window with remote control blackout blind, central heating radiator and feature track lighting.

Staircase off to first floor level where there is a split-landing with double panel central heating radiator and roof access hatch. The landing leads to

First Floor Bedroom Suite One having overall measurements of 6.7m x 4.27m (22' x 14') to include the **En Suite**.

The **Bedroom** itself measuring 4.82m x 4.3m (15'9" x 14'1") having three UPVC sealed unit double-glazed windows, again taking advantage of the stunning far-reaching views towards the Staffordshire Moorlands. Feature ceiling lighting, air conditioning, over-bed lamps, bedside panic alarm, tv facilities, central heating radiators and a range of three double-opening inbuilt wardrobe cupboards with electric heaters.

En Suite Bathroom having luxury four-piece suite in white, comprising panelled bath with over-bath mains-controlled shower with rainwater head, pedestal wash-hand basin, bidet, low-flush wc, part tiled walls, Velux rooflight, contemporary dual fuel towel rail radiator, illuminated shaving mirror, inbuilt pine storage cupboards.

First Floor Bedroom Two (front double) 4.12m x 3.2m (13'6" x 10'6") with UPVC sealed unit double-glazed window with garden and countryside views, double panel central heating radiator and three double inbuilt pine wardrobe cupboards with electric heaters and matching double-opening lower-level cupboard. Feature ceiling lighting and air conditioning.

First Floor Bedroom Three 2.4m x 3.846m (7'10" x 12'7") (to the front of the wardrobes) with central heating radiator, UPVC sealed unit double-glazed window with countryside views, extensive range of inbuilt pine wardrobe cupboards with electric heaters. Air conditioning.

Family Bathroom with fully tiled walls, three-piece suite in Avocado Green, gold taps and fittings, panelled bath, rainwater shower head, pedestal wash-hand basin, low-flush wc, sealed unit double-glazed window, dual fuel towel rail radiator, inbuilt double-opening cupboard.

OUTSIDE

The property occupies a total site area of approximately 1.635 acres (0.662 hectares), to include an excellent paddock of turf of over an acre.

The house, which is located within a private enclave of similar quality properties, is approached by a sweeping Tarmac driveway, and stands amidst extensive landscaped, well stocked and very well-maintained garden grounds, with lawned front garden having planted beds and borders with flowers and shrubs. The illuminated driveway, with driveway lights – manually or remotely controlled - leads to

Detached Stone and Tile Garage being of high-quality cavity wall construction and measuring 5.3m x 4.78m (17'4" x 15'8"). Having Henderson sliding doors to the front and pedestrian access door to the rear, the garage is air conditioned and heated, has mains electricity and water connected, and provides extensive roof void storage. Full WAP system installed.

Immediately to the rear of the garage is a **former Stable**, currently used as a store, and measures 4.8m x 2.73m (15'9" x 8'11"). It has electric light and power supply and extraction fans.

Workshop and Store

This is situated opposite the former stable. Again, with electric light and power connected, with the power supply extending to 45 amps to provide supply to the garden.

To the other side of the house, there is an extensive patio terrace, box hedge parterre having evergreen borders. Timber **Garden Tool Store** with mains electricity connected and an adjoining store which houses the gas propane bottles and a Honda diesel generator which provides comprehensive batter electric start back-up power to the property during National Power Grid outages. Adjacent 2,500 litre central heating oil tank.

A large, primarily lawned rear garden has well stocked shrub, heather, flower and rockery borders, together with a large centrally planted bed, with sheltered patio terrace with stunning large electrically controlled patio sun blind.

A particular feature of the rear garden is the superb **"Sunlight Forest" Summer House**. Installed in 2024, the Summer House has been thoughtfully positioned to take advantage of the stunning, far reaching southerly aspect of the garden. It has Cat6 cabling and 230-volt electricity installed, together with Sonos stereo and extensive seating with dining table. There is provision for tv and refrigerator.

The lawned rear garden extends to the side of the house, with a lean-to aluminium framed greenhouse with thermostatically controlled heating and lighting, outside power supply and cold-water tap.

Adjoining Paddock and Stabling. Extending to approximately 1.126 acres, or thereabouts, there is an excellent paddock of sound turf which slopes away gently in a southerly direction, and which is well fenced and bounded on all sides. A northern boundary adjoins the house rear garden from which there is

gated access with a further double width vehicular access from Fitchett Lane. Mains water connected.

Situated towards the lower end of the field, is a most useful block of three timber field stables installed in 2023.

SERVICES

It is understood that mains water, electricity and drainage are connected. Oil fired central heating, propane gas fire to Sitting Room.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property. It is understood that numerous additional appliances etc. may be available subject to separate negotiation.

SPECIFIC ADDITIONAL FEATURES

The property boasts the following specific features which are of particular note.

- Panasonic Entry Phone and Remote Yale Locking System.
- Chubb Intruder and Smoke Alarm.
- Panasonic 8 Unit Internal Phone System.
- Air Conditioning to the majority of the accommodation.
- Fitted Solar Panels producing approximately 2.3kw hours of electricity.
- Comprehensive external CCTV with full walk-up lights and ANPR system.
- Automatic garden watering system.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band F.

EPC RATING D

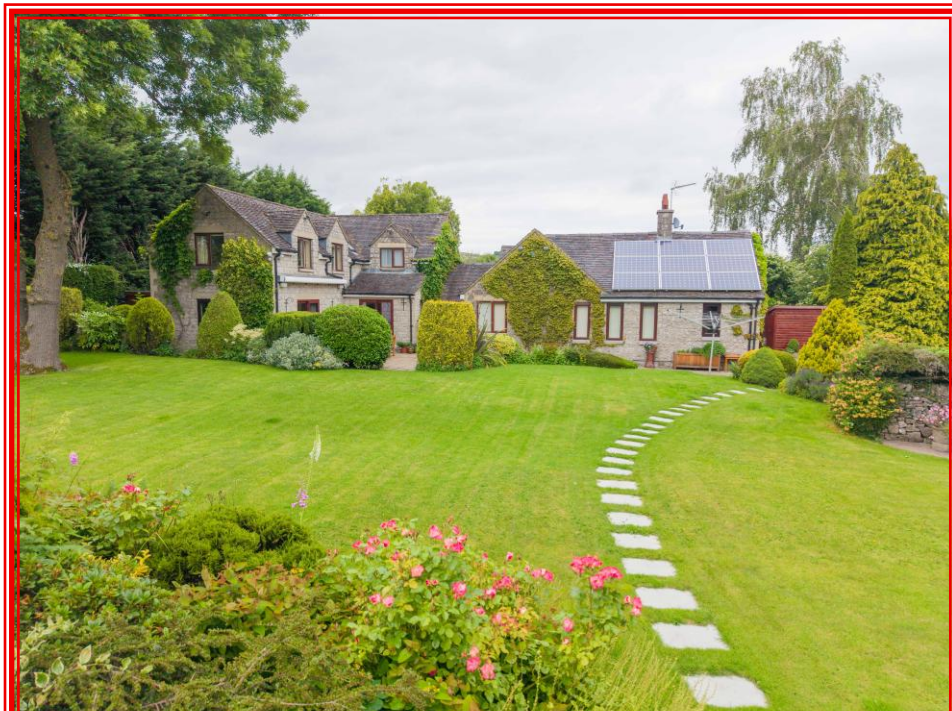
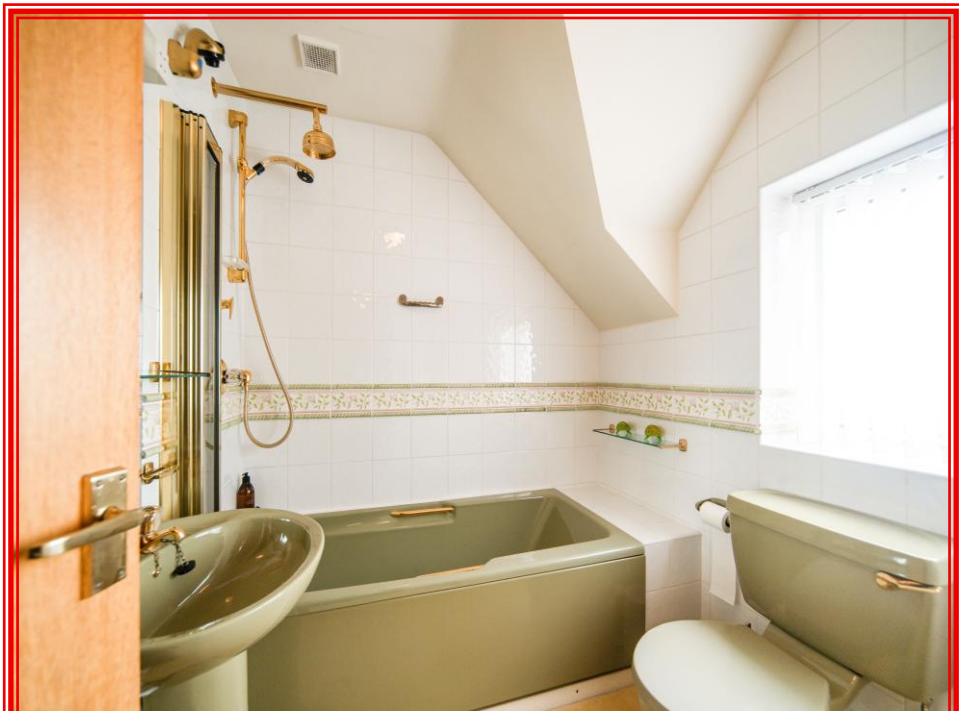
VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

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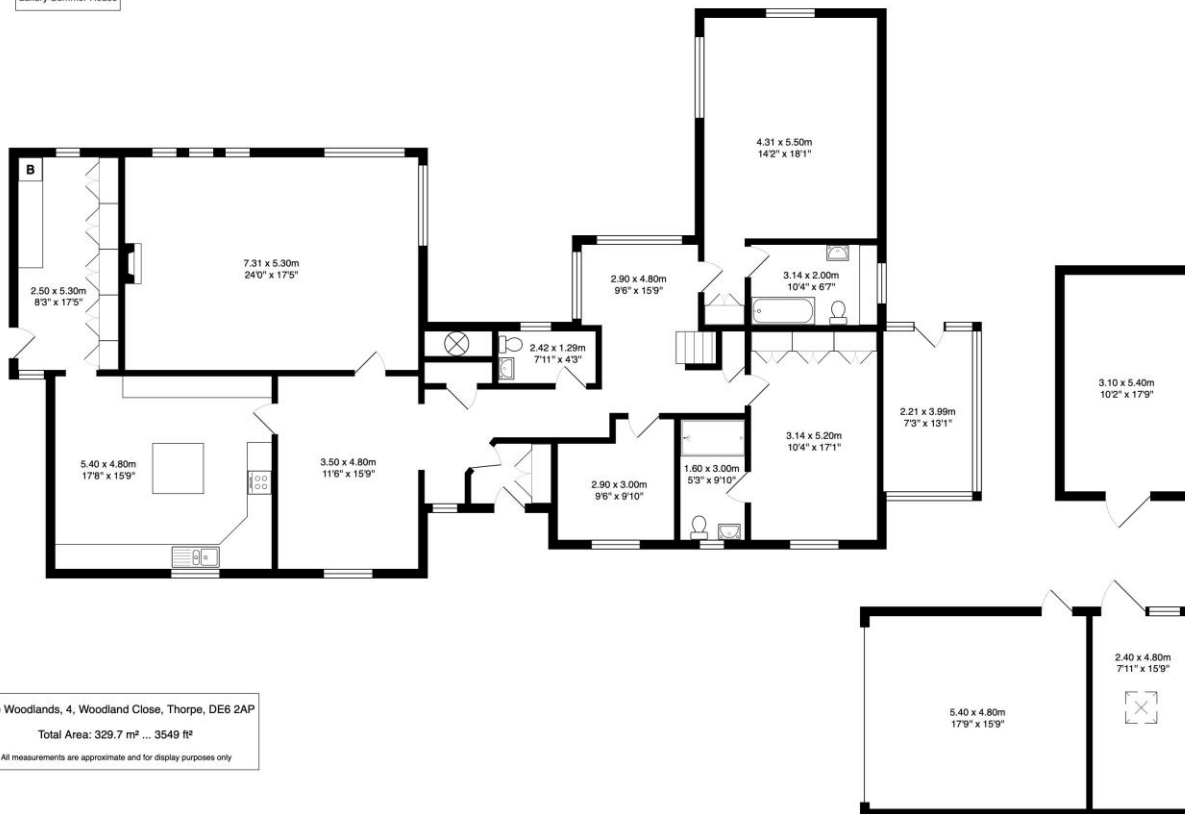




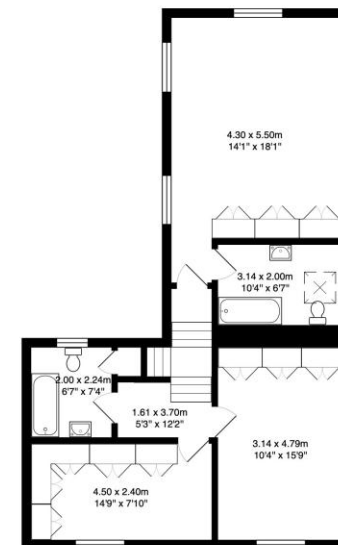


Three Field Stables
Luxury Summer House

Garden Tool Store
Generator House
& Store
Central Heating
Oil Tank



The Woodlands, 4, Woodland Close, Thorpe, DE6 2AP
Total Area: 329.7 m² ... 3549 ft²
All measurements are approximate and for display purposes only





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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

