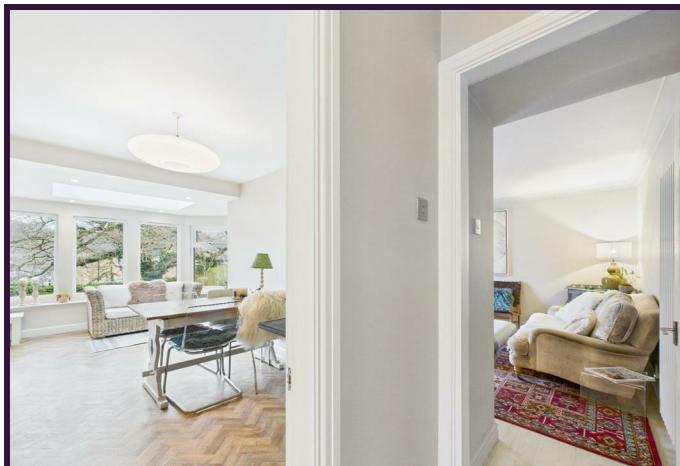
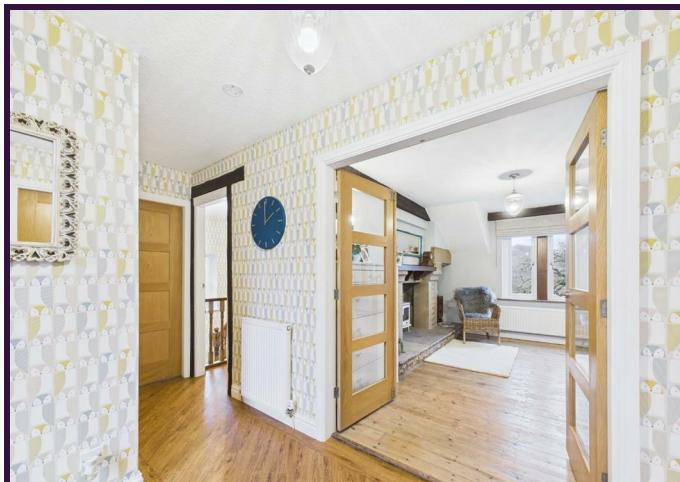




GRANT'S
OF DERBYSHIRE

6 Oak Tree Gardens, Tansley, Matlock DE4 5WA
Offers Around £575,000

This stone-built detached home occupies a prime cul-de-sac position in the centre of the highly sought-after village of Tansley. The property has been refurbished and reconfigured by the current owners to create a light, airy and well-proportioned family home, finished to a high standard throughout. The accommodation includes a welcoming sitting room with wood-burning stove and an open-plan kitchen/dining/living space, ideal for modern family living and entertaining. The dual-aspect principal bedroom is particularly generous and enjoys far-reaching views. There are two further double bedrooms, a family bathroom, a separate wet room and plenty of storage throughout. Additional benefits include gas central heating, double glazing, and ample off-road parking via a block-paved driveway, along with a single garage and adjacent carport. Outside, the property offers low-maintenance frontage and a delightful rear garden featuring a large paved patio, good-sized lawn and the impressive oak tree after which the cul-de-sac is named. Viewing is highly recommended to fully appreciate the location, space and quality on offer.



Location

Oak Tree Gardens is a quiet cul-de-sac located in the heart of the popular village of Tansley. The village offers a range of local amenities including a village hall, community hall, village green, two public houses, two garden centres and a well regarded primary school.

The nearby market town of Matlock, approximately five minutes away by car, provides further facilities and shops, including a Sainsbury's supermarket and an M&S Foodhall. Matlock railway station offers direct services to Derby with onward connections to London St Pancras.

The property is ideally positioned for countryside walks directly from the doorstep. A number of well-known country houses including Chatsworth, Haddon, Hardwick, Bolsover, Kedleston and Tissington are all within easy reach, along with the extensive walking and leisure opportunities offered by the Peak District National Park.

Ground Floor

From the driveway, six steps lead down to the main entrance. The composite front door, with tall opaque windows on either side, opens into the entrance hallway.

Entrance Hallway

A warm and welcoming space featuring quality wood-effect flooring. Oak-panelled doors provide access to the inner hallway/landing, the wet room and the second bedroom, while glazed oak-panelled

double doors lead through to the main bedroom.

Bedroom One 20'2" x 14'1" (6.16m x 4.31m)

An impressive and exceptionally generous room with plenty of character and charm. Two mullioned windows enjoy a delightful outlook over the garden and neighbouring rooftops towards the surrounding hillsides, while an additional side window provides further natural light. Character features include exposed wooden floorboards, ceiling timbers and lintels, complemented by a stone fireplace with raised hearth and wood-burning stove.

Bedroom Two 12'2" 10'0" (3.71m x 3.06m)

A well-proportioned second double bedroom with exposed wooden floorboards. The room is lit by wall lights and there is a mullioned window looking out onto the foregarden.

Wet Room 12'5" x 7'7" (3.81m x 2.32m)

Stylishly designed with a contemporary finish. The suite comprises a concealed-cistern WC and a modern wash hand basin with mixer tap, set within a vanity unit providing ample storage. A walk-in shower features an attractive tiled surround, thermostatic controls, a waterfall shower head and a separate handheld attachment. The room is lit by inset spotlights and benefits from three obscured-glass windows,

ensuring excellent natural light and privacy. Further features include tiled flooring, a ladder-style heated towel rail, and space and plumbing for a washing machine.

Inner Hallway/Landing

Adjacent to the wet room, a door leads into this inner hallway/landing, from which there is access to Bedroom Three. Double doors open to a particularly useful storage cupboard, offering generous space ideal for coats and footwear. A window to the side aspect provides natural light as the staircase leads down to the lower ground floor.

Bedroom Three 10'7" x 10'6" (3.24m x 3.21m)

A comfortable double bedroom with wood effect flooring. A mullioned window enjoys views over the garden to the surrounding countryside and there is an additional smaller window to the side aspect.

Lower Ground Floor

The staircase leading down from the bedrooms reaches a

Hallway

The L-shaped hallway provides access via panelled doors to the bathroom, sitting room and open-plan living space. Double doors open to a storage cupboard with shelving and hanging space, while a further door leads up a step into a particularly useful cellar/storage area.

Storage Space/Cellar

A good-sized, dry cellar providing versatile storage with potential for use as a workshop or utility area.

Bathroom 7'6" x 6'0" (2.30m x 1.84m)

This part-tiled bathroom is fitted with a stylish three-piece suite comprising a dual-flush WC, a corner wash hand basin with mixer tap and vanity unit beneath, and an impressive freestanding bath with wall-mounted mixer tap. An opaque mullioned window to the side aspect provides natural light and privacy and additional features include a ladder-style heated towel rail and a large fitted mirror. Beneath this is a louvred door opening to a generous under-stairs storage cupboard.

Sitting Room 14'1" x 11'10" (4.31m x 3.63m)

A good sized yet cosy sitting room with coving to the ceiling and stylish wood-effect flooring. A Morso log-burning stove adds warmth and character, while a vertical column radiator complements the room's contemporary feel. Glazed double doors with matching side windows open onto the patio, allowing plenty of natural light and creating a connection to the beautiful rear garden.

Open Plan Living/Dining Room 19'0" x 9'7" (5.81m x 2.94m)

With the quality herringbone LVT flooring continuing through from the hallway, this open-plan space is well suited to modern family living or entertaining. The dining area, with room for a good sized table and chairs, flows through to a bright and airy lounge with garden-facing windows and double doors to

the side aspect opening onto the patio. A contemporary roof lantern floods the space with natural light, complemented by inset spotlights and underfloor heating throughout. A wide opening leads through to the kitchen.

Kitchen 10'7" x 9'0" (3.24m x 2.76m)

With recessed ceiling spotlights, the kitchen is fitted with an excellent range of wall and base units with matching work surfaces and upstands. It features an inset sink with swan-neck mixer tap and integrated appliances including a dishwasher, freezer, and full-height larder fridge. A double electric oven and induction hob with extractor hood complete the contemporary design. Glazed double doors with side windows open directly onto the patio.

Outside

Situated off a quiet cul-de-sac, the property features a block-paved driveway providing comfortable parking for two vehicles, with steps leading down to the main entrance. To one side of the steps, a tiered garden retained by stone walling offers a charming display in spring and summer, while the other side features raised beds and a further block-paved area, ideal for outdoor seating or hanging laundry. A pathway and steps lead to the side of the home, providing secure gated access to the garden.

The beautiful, fully enclosed rear garden is a generous size and offers plenty of space for outdoor living. A large paved patio sits immediately adjacent to the property, perfect for al fresco dining or entertaining. Steps lead down to a well-maintained lawn surrounded by mature, well-stocked borders. At the bottom of the garden, a decked area provides a peaceful spot to relax, and to one

corner is the fantastic oak tree—the namesake of the cul-de-sac.

Garage 16'2" x 8'2" (4.95m x 2.5m)

Accessed via an electric up-and-over door to the front, this single garage benefits from both power and light. Further storage is available in the roof space and there is a side window into the adjacent carport/storage area (this measures 4.47m x 2.27m)

Council Tax Information

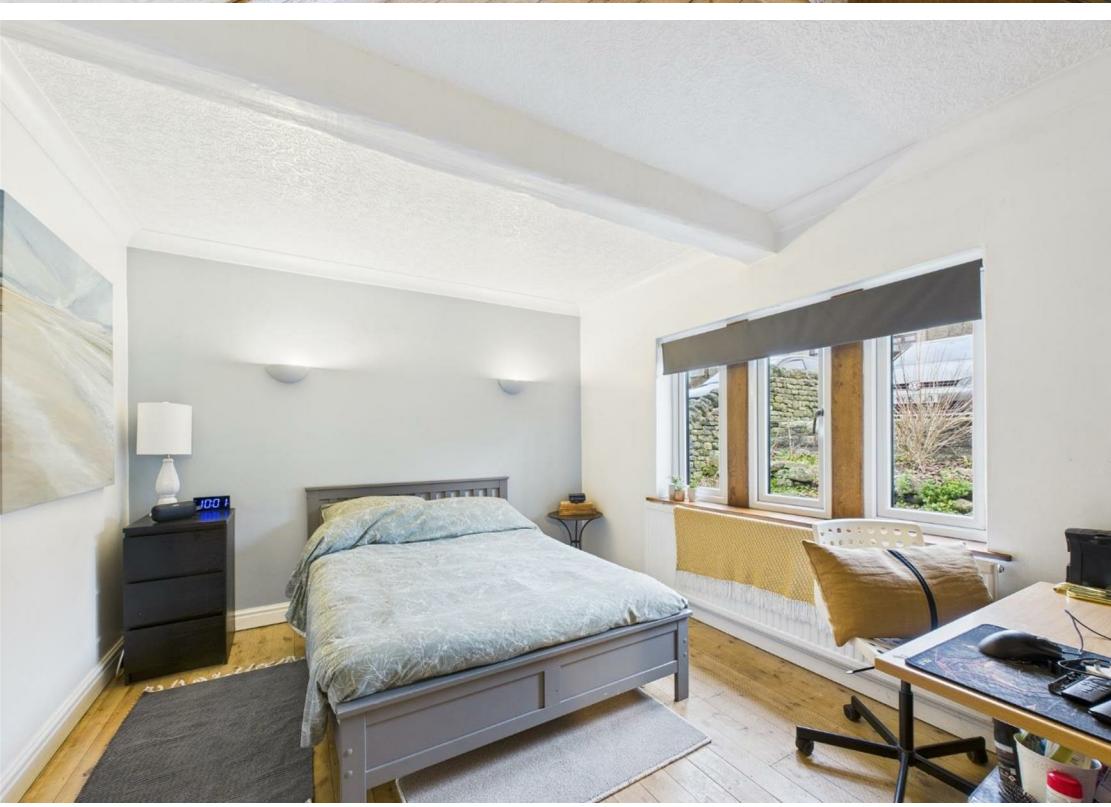
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band F which is currently £3369 per annum.

The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

Directional Notes

From the centre of Matlock take the A615 towards Alfreton. On reaching Tansley turn left into Church Street before taking the second right hand turn onto Oak Tree Gardens. Number 6 is located towards the end of the cul de sac on the right hand side.







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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

136 m²

1465 ft²

Reduced headroom

3.4 m²

36 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92 plus A		
91-91 B		
90-89 C	79	
88-84 D	63	
83-64 E		
63-36 F		
31-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
92 plus A		
91-91 B		
90-89 C		
88-84 D		
83-64 E		
63-36 F		
31-20 G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.