Chestnut House, Daisy Lane, Alrewas, DE13 7EW

PH RESIDENTIAL

Set along an enviable private lane in the highly desirable village of Alrewas, Chestnut House is an exceptional family home offering beautifully appointed interiors, four generous double bedrooms and wonderfully secluded wrap-around gardens. Forming part of an exclusive collection of similar executive homes, the property provides spacious and versatile accommodation perfectly suited to modern family life. Thoughtfully improved by the current owners, the property features an impressive extended open plan kitchen fitted with Bosch appliances, flowing seamlessly into a magnificent vaulted garden room to create a superb space for everyday living and entertaining. Further enhancements include a newly appointed master en suite and a new boiler installed in 2024 and an external CCTV system.

A welcoming reception hall with a galleried landing above sets the tone for the generous proportions and excellent standard of finish throughout, with additional highlights including underfloor heating to the open plan kitchen, a traditional Derbyshire stone fireplace within the lounge and a tasteful neutral finish throughout.

The outside space is equally impressive, approached via a lengthy sweeping driveway providing generous off-road parking and access to a detached double garage. The garage also offers further potential, with the first floor lending itself to conversion into a home office, studio or games room (STPP). Combining contemporary, family-friendly interiors with an exceptionally peaceful and private setting, Chestnut House presents a rare opportunity to acquire a substantial and beautifully presented home in one of the area's most sought after villages.

The highly regarded rural village of Alrewas enjoys a picturesque setting within a Conservation Area alongside the River Trent. The village offers an excellent range of everyday amenities, including a traditional butcher's, popular pubs, a Co-op, doctors' surgery, pharmacy and dental practice, while the nearby Trent & Mersey Canal provides a wonderful setting for scenic walks and outdoor pursuits.

Alrewas is particularly well regarded for its schooling, with All Saints Primary School located within the village and feeding into John Taylor High School in nearby Barton-under-Needwood. A selection of respected independent schools is also within convenient reach, including St Wystan's, Repton School and Lichfield Cathedral School.

Despite its attractive rural surroundings, the village is exceptionally well connected, with convenient access to the A38, A50 and M6 providing links throughout the wider Midlands. Railway stations at Burton upon Trent and Lichfield offer regular services towards Birmingham, Derby and London, while Birmingham and East Midlands airports are both within comfortable driving distance.

- **Impressive Detached Village Residence**
- **Exclusive Private Cul-de-Sac Setting**
- **Generous & Secluded Wrap Around Gardens**
- **Magnificent Open Plan Kitchen & Vaulted Garden Room**
- **Two Further Reception Rooms**
- **Refitted Utility & Cloakroom**
- **Reception Hall & Galleried Landing**
- **Four Double Bedrooms, all with Fitted Wardrobes**
- **Two En Suites & Family Bathroom**
- **Established Gardens with Summer House**
- **Detached Double Garage & Extensive Private Parking**
- **Potential for Home Office, Studio or Games Room (STPP)**
- **Highly Desirable Village Location**
- **Amenities Within Walking Distance**
- **Double Glazing, Mains Gas Central Heating & 2024 Boiler with Tado Smart Controls**
- **'Outstanding' School Catchment**
- **Convenient for Major Commuter Routes & Rail Connections**

Reception Hall 4.6 x 3.7m (approx. 15'1 x 12'1)
The composite entrance door opens into this spacious hallway, having Amtico flooring and a galleried staircase rising to the first floor accommodation with storage below. The doors to the ground floor have been replaced with oak, and there is access to the **Guests Cloakroom** which is fitted with pedestal wash basin and WC. Part glazed double doors leading into the reception rooms

Lounge 6.58 x 3.94m (approx. 21'6 x 12'11)
A beautifully presented dual aspect living room, having French doors opening out to the rear and a window facing the front. A traditional gas living flame stove is set to a carved Derbyshire stone mantlepiece

Dining Room 4.7 x 3.01m (approx. 15'5 x 9'10)
Another generous reception room able to accommodate large dining table, with a window facing the front

Open Plan Living & Dining Kitchen 10.3 x 4.34m (approx. 33'9 x 14'2) – max
A most impressive entertaining and living space, having been extended and finished to an exceptional standard. The **Kitchen** is fitted with an array of contrasting full height, wall and base units with expansive Mirostone worksurfaces, housing an inset one and a half sink. Bosch integrated appliances include dishwasher, oven, combi oven and warming drawer, fridge freezer and ceramic hob, and the central island houses an entertaining style breakfast bar to one side. Bifold doors with electric blinds open out to the gardens, there is a large picture window to the opposite side with garden views, and tiled flooring extends into the fabulous **Garden Room**. This magnificent architect-designed space features vaulted ceilings and full height panoramic glazing with remote controlled Velux roof lighting, as well as full height windows overlook the gardens to either side. The panoramic fireplace has an inset media wall is above which can also be connected to the ceiling mounted Sonos speaker system, and the **Kitchen** and **Garden Room** has under floor heating which can be individually zoned to each space

Utility 3.44 x 1.95m (approx. 11'3 x 6'4)
The utility has been refitted with coordinating base and full height units, housing spaces for a washing machine and tumble dryer and an integrated fridge freezer. The boiler is also housed in here, being controlled using a Tado smart system and retaining a warranty until approximately 2034, and a door opens out to the side

Stairs rise to the first floor **Galleried Landing** 5.56 x 3.35m (approx. 18'2 x 13'8), having a window to the rear at the half landing. Doors open into:

Master Suite 6.76, 4.35 x 4.38m (approx. 22'2, 14'3 x 14'4) – max into dressing area
A luxurious principal suite having a window to the side, a skylight and fitted wardrobes with within the bedroom and to a dressing area. With private use of:

En Suite 2.54 x 2.37m (approx. 8'4 x 7'7)
Refitted with a quality suite having wash basin set to vanity unit, WC and oversized walk in shower, with stone finish aqua boarding, half tiled splash backs, a heated towel rail, a vanity mirror with lighting and demister, and an obscured window

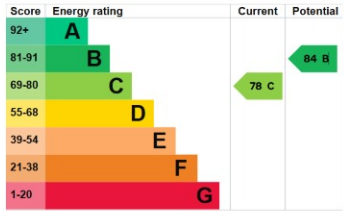
Bedroom Two 4.52, 3.9 x 2.98m (approx. 14'9, 12'9 x 9'9) – max into wardrobe
Another generous double room having a window to the front and double doors to a large step-in wardrobe. With private use of:

En Suite 2.53 x 1.38m (approx. 8'3 x 4'6)
Comprising pedestal wash basin, WC and shower, with half tiled walls and an obscured window to the side

Bedroom Three 4.01, 30.4 x 3.35m (approx. 13'1, 9'11 x 11'0) – max into wardrobe
With a window to the front and a double fitted wardrobe. There is access into the partly boarded loft space via a drown down ladder

Bedroom Four 4.82, 4.2 x 2.98m (approx. 15'9, 13'9 x 9'9) – max into wardrobe
Another double room having a window to the rear aspect and a double fitted wardrobe.

Family Bathroom 2.96 x 2.53m (approx. 9'8 x 8'3)
A traditional four piece suite comprises pedestal wash basin, WC, double shower and roll top bathtub, with half tiled walls, an obscured window to the rear and a heated towel rail



Outside
Chestnut House is ideally positioned to the end of a private cul de sac, enjoying a peaceful and secluded setting within a few minutes reach of the village centre. A winding block paved drive leads through mature trees to the end of the cul de sac which serves three additional homes, all having private parking. To the side aspect is a sweeping driveway with the option to add electric gates, providing parking for a number of vehicles as well as access into the garage. A gate also opens into the rear garden

Detached Double Garage 6.2 x 5.26m (approx. 20'4 x 17'3)
Set to the end of the driveway, the garage is positioned to the rear of the property, having an electric entrance door, power, lighting and a courtesy door into the garden. Subject to relevant permissions, there may be potential to convert the loft above the garage into a studio/office/games room, with this area currently utilised for storage

Wrap Around Gardens
Extending to a superb size, the rear garden extends to the rear and sides of the property, enjoying complete privacy to all sides. A paved terrace next to the kitchen provides a pretty alfresco entertaining space, with neatly tended lawns bordered by hedging and a variety of mature trees including a sycamore, horse chestnut, lime, ornamental pear, apple and plum, with TPOS applying to some. To the opposite side, shaped borders are laid to a charming English, and there is feature lighting, exterior water and exterior power. A Summer House with power and lighting is included in the sale offering an ideal entertaining space or home office, and a useful area to the rear of the garage houses a large shed and useful storage

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Floor Area: 2,603 ft²