

Brocksford

Doveridge, Ashbourne, DE6 5PA

John 
German





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£900,000

Brocksford Park House is an impressive six-bedroom detached family home nestled on a 1.4-acre plot offering privacy, stabling, secure gated parking, a paddock and breathtaking countryside views.



Brocksford Park House is an impressive country residence offering over 3,100 square feet of generous and versatile accommodation over two floors, nestled on a picturesque 1.4-acre plot, this property offers privacy, equestrian facilities and breathtaking countryside views. You'll enter this home passing through Brocksford Hall's gated entrance and proceed along a shared sweeping driveway to the property's own electrically operated gates, this entrance unveils a large gravelled driveway with ample off-road parking and a turning circle, leading to a double garage with integral access to the main house via the utility room.

Inside, the generous layout provides exceptional versatility, ideal for modern family living, entertaining family and friends, or even multigenerational living. Located within a prestigious development, it combines a rural setting whilst still having convenient access for commuters. The home is located on the outskirts of the village of Doveridge, with the village offering a range of amenities including a primary school, village hall, church and public house, you are surrounded by picturesque countryside, whilst also having access to the beautiful landscapes of the Derbyshire Dales, Staffordshire Moorlands and Peak District National Park. This location also provides accessibility to the neighbouring towns of Ashbourne and Uttoxeter. For commuters, the location is ideal with nearby road links including the A50 and A38.

The home comprises of impressive oak double doors opening into the welcoming hallway with a beautiful tiled flooring, staircase rising to the first-floor landing, and doors off into the home office, guest cloakroom, dining room, and breakfast kitchen. The guest cloakroom comprises of low level wc, wall hung wash basin, chrome style heated towel rail, window to the front aspect and spotlights to the ceiling. The farmhouse-style breakfast kitchen enjoys having dual aspect views to the front and rear of the home, a range of matching wall and base units with inset Belfast sink, dishwasher, a red brick chimney breast with a Rangemaster cooker, a central island with drawers and cupboards, there are spotlights to the ceiling, tiled flooring, a door leading out to the rear garden and doors off into the utility room and family room. The utility room provides space and plumbing for a washing machine and could also work as a useful boot room and has a door leading into the garage. The home boasts five reception rooms - the delightful family room located just off the breakfast kitchen, with wooden flooring, window to the rear aspect and French doors opening out to the rear garden. There is a home office accessed from the central hallway, a superb space ideal for those looking to work from home. On the opposite side of the home is the dual-aspect formal dining room featuring a charming fireplace with a dog basket fire grate, windows to the front and rear aspects, wooden flooring, both wall and ceiling light points and double doors opening into the spacious living room, with windows to the front, side and rear aspects, carpeted flooring, a stone fireplace, two ceiling light points and double doors opening into the studio/snug with wooden flooring, ceiling light point, window to the side aspect and a window to the rear aspect offering garden views and French doors leading to a patio area.

The first floor boasts a generous corridor landing spanning the entire rear width of the property, with doors off to the six bedrooms and two-family bathrooms. All six bedrooms are of generous proportions with bedroom three also having its own dressing/study room. There are two well presented family bathrooms which service the bedrooms on the first floor.

Outside, to the rear of the home is beautiful mature lawned gardens with a variety of plants, trees and shrubs, there is a large patio seating area offering unspoiled countryside views perfect for summer entertaining with family and friends. In addition to the family garden there is an adjoining paddock with two stables, tack room and a hay barn making this ideal for someone looking to have their own horse at home.

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.

Property construction: Standard **Parking:** Driveway

Electricity supply: Mains **Water supply:** Mains **Sewerage:** Septic tank

Heating: Oil fired central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

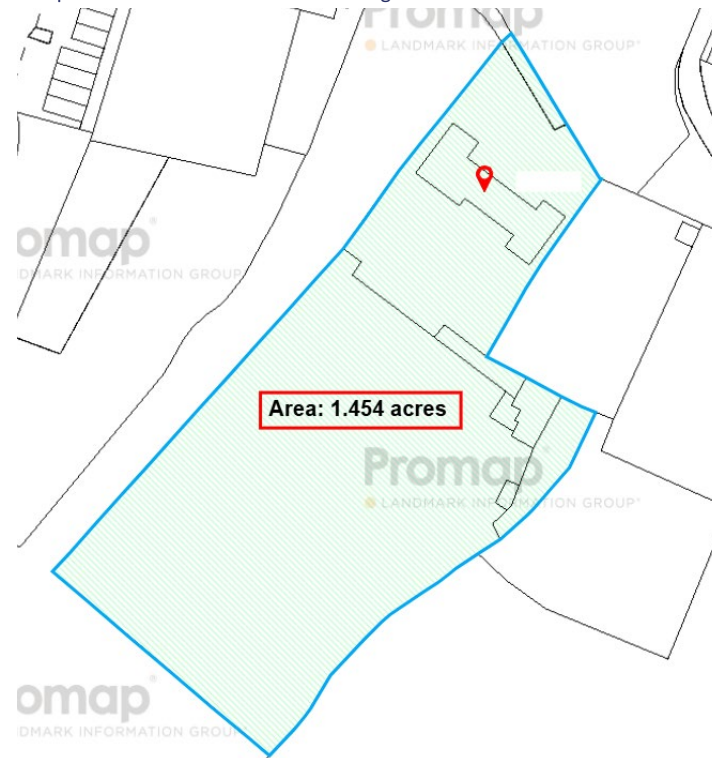
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band E

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

Our Ref: JGA18052026

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.















Ground Floor

Approximate total area⁽¹⁾

294.6 m²

3169 ft²

Reduced headroom

0.5 m²

5 ft²



Floor 1

(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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	38 F	
1-20	G		



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