



The Old Vicarage  
1 St Mary's Close | Newton Solney | Derbyshire | DE15 0SE

# THE OLD VICARAGE



*A stunning five-bedroom detached family home of 3,380 sq ft set in the heart of Newton Solney village, South Derbyshire, offering versatile open-plan living, exceptional gardens and a prime corner plot, perfectly located for quick access to Repton School.*



## Ground Floor

A most impressive reception hallway greets you on entry, flooded with natural light through glazed windows flanking the front door. The hallway features solid wooden flooring, built-in storage for coats and shoes, fitted book casing, a log burner and a galleried landing above. Light oak doors are a consistent feature throughout the home. Twin double doors lead to both the family room and the principal lounge. A well-appointed cloakroom with WC and vanity wash hand basin completes the entrance hall.

The family room is a spacious and versatile room, currently combining a useful study space, with twin double-glazed sash windows overlooking the front elevation.

The principal lounge is a lovely dual-aspect room with French doors opening to the side gardens. A characterful fireplace with herringbone brickwork, beamed mantel piece and large log burner forms the focal point of the room. The lounge blends seamlessly into the dining room. With underfloor heating and elevated ceiling heights, this recent extension to the home has full glass elevation and bi fold doors leading out to the rear gardens. A contemporary finish with gas fireplace, this is the perfect entertaining space which feeds through to the stunning kitchen. There is also a bar area which connects through to the kitchen.

The kitchen is a stunning contemporary space arranged around a large central island with Silestone worksurfaces, undercounter fridge, induction hob with pop-up downdraft extractor and an integrated four-seater breakfast bar. Further appliances include a wine fridge, twin ovens, integrated microwave, warming oven, dishwasher and integrated fridge/freezer. Additional Silestone worksurfaces with stainless-steel sink and Quooker tap complete the kitchen.

A matching utility room offers the same quality units, a Belfast sink, additional dishwasher, ample storage and a washer and dryer, with a door to the rear gardens.









# SELLER INSIGHT

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“ For us, this home has been far more than just a house; it has been the backdrop to an important chapter of family life.

*When we first moved here, one of the biggest attractions was the location. Being in the heart of Newton Solney gave us the charm and sense of community that comes with village living, while Repton School was only minutes away. Over the years, the house has been the perfect base for family life, making school runs, sporting commitments and social events effortless, whilst still allowing us to return home each day to the peace and tranquillity of village life.*

*Whether walking along the River Trent, enjoying the surrounding countryside, or simply sitting outside on a summer evening watching the sun go down, there is a calmness here that is difficult to put into words. It feels private, peaceful and connected to nature, yet remains incredibly convenient for travelling, commuting and accessing nearby towns and cities.*

*We have invested in creating spaces that would bring people together. The addition of the dining room has transformed the way we entertain, creating a wonderful extension of the home that can be enjoyed throughout the seasons. Combined with the flowing reception spaces and kitchen, it has become the setting for countless family celebrations, summer gatherings and evenings with friends.*

*As much as we have loved the home itself, it is the lifestyle that we will miss most. The sense of community within Newton Solney, the proximity to Repton, the riverside walks, the peaceful surroundings and the memories created with family and friends have made this a truly special place to live.*

*It is a home that has given us the best of both worlds – a beautiful village setting with exceptional convenience.\**

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









**First Floor:**

The spacious first-floor landing overlooks the hallway below, provides access to a west facing front balcony and lounging area. The master bedroom is a generous suite with a vaulted ceiling and walk in wardrobe area. The ensuite is finished to an excellent standard with a walk-in shower, wash hand basin and WC, benefiting from underfloor heating.

Bedrooms 2 and 3 are well-matched double bedrooms, each with vaulted ceilings and pedestrian door access to the front balcony. Bedroom 4 is a further lovely double bedroom. Bedroom 5 is currently configured as a dressing room with a range of fitted wardrobes.

The main family bathroom is a luxurious room featuring a slipper bath with integrated TV, a walk-in shower, WC, heated towel rail, wash hand basin and underfloor heating. A further shower room with walk-in shower, wash hand basin and WC completes the first floor.













## Outside

The property sits on a generous corner plot in the heart of Newton Solney village. To the front, a substantial stamped concrete sweeping driveway provides significant off-road parking, bordered by a well-maintained lawned garden enclosed by a hedgerow for excellent privacy. Side access leads to the rear gardens which wrap around the home, taking full advantage of the corner plot. The rear terraces — accessed directly from both the lounge and the dining room via bi-fold doors — provide an exceptional outdoor entertaining space. Lawned gardens, mature fruit trees and flower borders extend throughout, with sun tracking around the plot throughout the day. A truly tranquil setting in the very heart of the village.



# LOCATION

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The Old Vicarage occupies a sought-after position on the entrance to a quiet cul-de-sac in the beautiful South Derbyshire village of Newton Solney, situated on the River Trent just a few minutes south of Derby. The village, which traces its history back to the 10th century, offers a range of local amenities including an infant school, historic church, village hall, recreational field, two pubs and a hotel. The nearby village of Repton is well known for its prestigious private school, community and amenities. The area benefits from excellent riverside access and countryside walks just outside the front door and is popular with those who enjoy exploring by foot or by boat.

For commuters, the property has excellent access to the A38 and A50 link roads, with Burton upon Trent, Derby, Nottingham, the M1, M6 and East Midlands Airport all within easy reach. There is access to London from the nearby stations of Burton upon Trent, East Midlands Parkway or Lichfield Trent valley.





#### Services, Utilities & Property Information

**Tenure:** Freehold

**Council Tax Band:** G

**Local Authority:** South Derbyshire

**EPC Rating:** C

**Property Construction:** Standard Brick and Tile

**Electricity:** Mains

**Water:** Mains

**Drainage & Sewerage:** Mains

**Heating:** Gas Central Heating, underfloor heating

**Broadband:** FTTC available - we advise you to check with your provider.  
**Mobile Phone Coverage:** 5G connection available - we advise you to check with your provider.

**Parking:** Large sweeping private driveway

**Total Internal Floor Area:** 301.9m<sup>2</sup>

#### Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on +44 (0)749 6710 557

#### Website

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

#### Opening Hours

Monday to Friday 9.00 am–5.30 pm

Saturday 9.00 am–4.30 pm

Sunday By appointment only



Floor 0



Floor 1



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

301.9 m<sup>2</sup>

Balconies and terraces

11.8 m<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

— Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE 360



Property Redress

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FINE & COUNTRY



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## LEE ARMSTRONG MANAGING DIRECTOR

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I have over 30 years of experience within the property market across the East Midlands, and I hold both a BA (Hons) degree in Marketing, along with a Post Graduate Diploma in Surveying. I also hold the NAEA Technical Award along with being ARLA qualified.

I am the Managing Director for Fine & Country (Midlands) LTD with responsibility for multiple locations across the Midlands. I was the Founding Partner of Fine & Country in Derbyshire and I am proud to have developed the brand across the county to offer the highest standards of presentation, exposure and service within estate agency. The Derbyshire office has won prestigious international awards for its marketing and is the leading Estate Agent in the upper quartile for property transactions, and we have many marketing leading agents whom I coach and mentor.

At Fine & Country, we use the latest video marketing methods along with extensive exposure through social media, and with the backing of national marketing via Fine & Country, the exposure on offer is unrivalled by the local competition.

This is all steered by my consultant level service and negotiation skills, which means sellers and buyers can be guaranteed to get the right and best information to enhance your experience of using Fine & Country.

THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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