

# Appletree Lane

Marston Montgomery, Ashbourne, DE6 2FP

John   
German





# Appletree Lane

Marston Montgomery, Ashbourne, DE6 2FP

£835,000



Executive five bedroom detached home on a 0.25 acre plot with countryside views. Open plan kitchen/living, separate sitting room, three bathrooms, double garage and ample parking. Cul-de-sac village location, underfloor heating and full fibre broadband.

Somersal House is a high specification, five bedroom detached home set within an approximate 0.25 acre plot, offering over 2,300 sq ft of gross internal living space. Positioned in a quiet cul-de-sac within a well-served village, the property benefits from open views across surrounding countryside while remaining within walking distance of a local pub and school. Built in 2021, the house provides a modern executive finish alongside practical family living, including underfloor heating throughout the ground floor and full fibre connectivity, making it well suited to home working.

The ground floor is centred around a magnificent open plan living, dining and kitchen area designed for everyday family use and entertaining, complemented by a separate sitting room for additional reception space. A utility room and guest cloakroom add further convenience. Upstairs, there are five well-proportioned double bedrooms, two with en-suites, as well as a family bathroom, offering flexibility for growing families. Externally, the property features a generous garden, ideal for children and outdoor use, along with a double garage and a driveway providing ample off-street parking. This is a practical and well-located family home combining modern design with the benefit of a larger than average plot in a village setting.

A composite entrance door opens into a spacious reception hallway, with access to a large storage cupboard, guest cloakroom, sitting room and the open plan living dining kitchen. The guest cloakroom is fitted with a wall hung wash hand basin with chrome mixer tap and tiled splashback, low level WC and extractor fan. The sitting room features a square bay window to the front with shutter blinds.

The open plan living dining kitchen forms the centre of the home. The living area includes a log burner set on a stone hearth and bi-folding doors to the rear garden, with additional French doors allowing for ample natural light. Tiled flooring runs throughout. The kitchen is fitted with quartz work surfaces incorporating a 1½ stainless steel sink with drainer and Quooker boiling tap, along with a range of base and wall units. Integrated appliances include a dishwasher, full height fridge and freezer, and Bosch double oven, grill and microwave. A central island provides further preparation space and includes a Bosch five ring induction hob with extractor above.

A separate utility room continues the tiled flooring and offers additional work surfaces with inset stainless steel sink, base and wall units, and space and plumbing for a washing machine and tumble dryer. There is also an extractor fan, access to the electrical consumer unit and a composite door to the side.

To the first floor, a spacious galleried landing provides access to all bedrooms, the family bathroom and an airing cupboard housing the hot water tank. The principal bedroom features a striking vaulted ceiling and full height feature windows taking advantage of the elevated views across the garden and surrounding countryside. There is also a dressing area fitted with mirrored sliding wardrobes. The en suite is fully tiled and comprises a wash hand basin with vanity storage, low level WC, and a large walk-in shower with rainfall shower head and heated towel rail.

The second bedroom is a double with a front aspect and benefits from its own en suite, fitted with a wash hand basin with vanity storage, low level WC and corner shower with mains rainfall shower. Three further double bedrooms are well proportioned, with two enjoying elevated views over the rear garden and surrounding countryside.

The family bathroom is fitted with a white suite including a wash hand basin with vanity storage, low level WC, panelled bath with mixer tap, and a separate shower enclosure with mains rainfall shower, complemented by tiled flooring, heated towel rail and extractor fan.

Externally, the property is approached via a block paved driveway providing ample off-street parking and access to the double garage, with a large lawned area to the front. The double garage is equipped with power, lighting, water supply, up and over door, and useful eaves storage.

To the rear, the property benefits from a notably large garden, featuring a full width patio seating area leading onto a predominantly lawned garden with open views across adjoining fields and countryside. The garden extends to the side and wraps around to the front, offering a generous and versatile outdoor space.

**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:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Air source heat pump

(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 G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/19032026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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



Floor 1



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

2572 ft<sup>2</sup>

238.9 m<sup>2</sup>

Reduced headroom

20 ft<sup>2</sup>

1.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/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.

GIRAFFE360



### 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.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



