

Cedar View, Draycott Cliff, Draycott in the Clay, DE6 5GZ

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Overlooking exceptional open views to the rear and a generous south-east facing garden plot is this executive, architect designed contemporary detached four bedroom home, being offered with the benefit of no upward chain. Showcasing a superb standard of finish throughout, Cedar View presents generously proportioned and beautifully presented interiors ideal to suit couples or a growing family, alongside a desirable setting in this sought after Derbyshire village. Forming part of two individually designed homes, Cedar View is set at an elevated position highlighting panoramic views over idyllic surrounding countryside, with the thoughtfully-finished and contemporary interiors featuring impressive vaulted ceilings and glazed apexes, modern bathroom suites and under floor heating to the ground floor. Cedar View is serviced by an eco-conscious Air Source Heat Pump, double glazing and mains drainage.

Cedar View is set in the heart of Draycott in the Clay, enjoying an elevated position with privacy to the front and open views to the rear. This handsome village is home to a thriving community, with amenities including a post office, pubs and a village hall, with more comprehensive amenities found in the historic market town of Uttoxeter where there are an array of shops, supermarkets, restaurants, a train station and the renowned Uttoxeter Racecourse. The property lies within catchment for the St Augustines Primary School which feeds into Oldfields Middle and Thomas Alleynes High in Uttoxeter, with excellent independent schools also in the area including Derby Grammar, Denstone and Abbotsholme. For leisure pursuits, the village lies on the Staffordshire/Derbyshire border, having the Peak District National Park and the Staffordshire Moorlands both within an easy drive. There are a number of local health clubs, gyms and golf clubs including Hoar Cross, St Georges Park and Uttoxeter Golf Club, and Cedar View lies within an ideal location for commuter routes including the A50, A38 and M6 Toll. The International airports of East Midlands and Manchester are within a convenient drive.



The central **Reception Hall** is an impressive welcome to this contemporary home, having double height vaulted ceilings and an oak and glass staircase rising to the **Part-Galleried Landing** above. A spacious **Lounge** features a characterful wood burning fireplace, there is a versatile **Study/ Playroom,** and the **Open Plan Living & Dining Kitchen** extending across the rear of the property. Bifold doors open out to the rear gardens enjoying stunning views, and the kitchen is finished with quartz worksurfaces and integrated Neff appliances. Also to the ground floor are a large **Utility Room** with access into the garage and a **Cloakroom**.

The **first floor landing** has a glazed apex to the front providing plenty of natural light, with oak doors opening into **Four Excellent Double Bedrooms** and the **Family Bathroom.** The **Principal Bedroom suite** features a private **Shower Room** and magnificent vaulted ceilings with full height windows, having double doors to a **Juliette balcony** highlighting stunning garden and rural views.

To the front, Cedar View shares an entrance with one neighbour, with each property benefitting from ample private parking. An electric door opens to the **Single Garage,** and the **South-East Facing Rear Garden** extends to a superb size, having an elevated terrace highlighting views beyond as well as manicured lawns bordered by rural fields.

- **Executive Detached Village Home**
- **Exceptional Countryside Views**
- **Bespoke-Designed & High Specification**
- **Contemporary Open Plan Living & Dining Kitchen**
- **Lounge & Study/Playroom**
- **Utility & Cloakroom**
- **Galleried Reception Hall & Landing**
- **Stunning Principal Suite with Juliette Balcony & En Suite**
- **Three Further Double Bedrooms**
- **Modern Family Bathroom**
- **South East Facing Gardens, Ample Parking & Garage**
- **Air Source Heat Pump & Under Floor Heating to Ground Floor**
- **Walking Distance to Village Amenities**
- **Well Placed for Commuter Routes & Rail Travel**

Reception Hall 7.26 x 1.03m (approx. 23'9 x 3'4)
The composite entrance door opens into this central hallway, having vaulted ceilings, an oak and glass staircase rising to the first floor accommodation and doors opening to useful under stairs storage and the **Cloakroom**. Further doors lead into:

Lounge 5.12 x 3.7m (approx. 16'9 x 12'1)
A beautifully presented reception room having a window to the front and a feature fireplace housing a wood burning stove

Study 3.34 x 2.3m (approx. 10'11 x 7'5)
An ideal home office or playroom, having a window to the side

Open Plan Living & Dining Kitchen
Extending across the rear of the property, this fabulous open plan space is well appointed with a quality kitchen, spacious lounge and dining area with bifold doors opening out to the rear terrace and gardens. The **Kitchen** 3.9 x 3.0m (approx. 12'9 x 9'9) is fitted with a range of shaker style full height, wall and base units with quartz worksurfaces over, housing an inset sink with Quooker boiling water tap and a range of integrated Neff appliances including dishwasher, double oven, induction hob and fridge freezer. The worktops extend to one side to create an entertaining style breakfast bar, the kitchen has a window to the rear with garden views and tiled flooring extends into the **Living & Dining Room** 6.45 x 5.5m (approx. 21'1 x 17'11). A door opens into:

Utility 4.4 x 2.0m (approx. 14'4 x 6'6)
fitted with units coordinating with those of the kitchen, housing an inset sink with side drainer and spaces for both a washing machine and tumble dryer. A courtesy door leads into the garage, and a door opens out to the side of the property where there is gated access back out to the front

Cloakroom
Fitted with wash basin set to vanity unit, WC and brick style wall tiling








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The **First Floor Landing** has a feature window to the front aspect as well as access to the **Airing Cupboard** housing the pressurised water cylinder, and to the partially boarded loft (via a drop down ladder). A glazed gallery overlooks the hallway below, and oak doors open into:

Master Bedroom 5.45 x 4.92m (approx. 17'10 x 16'1)
An impressive principal bedroom suite, extending to a generous size and enjoying vaulted ceiling and a stunning glazed apex and far-reaching views. Double doors open to a glazed Juliette balcony, and the master bedroom has private use of:

En Suite 3.44 x 1.6m (approx. 11'3 x 5'3)
Fitted with a modern suite having wash basin se to vanity unit, WC and walk in shower, with tiled flooring, tiled walls, a heated towel rail and a fitted mirror with vanity lighting

Bedroom Two 5.18 x 3.58m (approx. 16'11 x 11'8)
currently used as a dressing room, this spacious double room has a window to the rear enjoying far-reaching rural views

Bedroom Three 3.96 x 3.75m (approx. 13'0 x 12'3)
With a window to the front

Bedroom Four 4.34 x 3.32m (approx. 14'3 x 10'10)
A fourth double bedroom having a window to the front

Family Bathroom 3.08 x 2.1m (approx. 10'1 x 6'10)
Comprising a four piece suite having wash basin set to vanity unit, WC, bathtub and separate double shower, with tiled flooring and walls, a heated towel rail and an obscured window to the side

























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Floor Area: 2,357 ft²

Outside

Cedar View is set back from the road beyond a generous frontage, with mature hedges and foliage providing screening to the front. A sweeping block paved driveway provides parking for a number of vehicles as well as turning space, with a central border laid to lawns and a mature Cedar tree. Gated access to either side leads into the rear garden, and there is access via an electric entrance door into the **Single Garage** 5.25 x 3.1m (approx. 17'2 x 10'0) which has power and lighting

Stunning South Facing Rear Gardens

Extending to a generous size and enjoying a stunning open outlook. the rear garden has been landscaped with a raised terrace edged with dwarf walls, leading down to manicured lawns and a small coppice of established trees. There is exterior power, lighting and water, and a garden shed is included in the sale



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