





**\*\* \*OPEN DAY, SATURDAY 6TH JULY - 10AM - 2PM,  
NO APPOINTMENT NECESSARY \* \* \***

**\*\* MODERN & HIGH ENERGY PERFORMANCE FAMILY  
HOME \*\* RURAL SETTING \*\* BESPOKE KITCHEN \*\*  
GARAGE \*\* PRIVATE DEVELOPMENT \*\* AIR SOURCE  
& UNDERFLOOR HEATING \*\***

Situated on an exclusive courtyard setting and on the edge of the well-regarded and highly desirable village of Denstone. Set within walking distance to its amenities, which include the first school, the Tavern public house, the award-winning Denstone Farm Shop, tennis courts, and bowling green, active village hall, and the village church.

Internal inspection and consideration of this magnificent farmhouse-style family residence, built in 2021, is strongly recommended to fully appreciate. The accommodation briefly comprises Oak framed porch, lounge, living/dining kitchen, utility, cloaks/WC, four bedrooms with two en-suites and separate family bathroom.

Several walks through the surrounding countryside are also on the doorstep, plus the lakes found at the front of the world headquarters of JCB. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, as is the A50 linking the M1 and M6 motorways.



## Garden Room

Featuring an exposed A framed oak porch to the front elevation with vaulted ceiling and eight double glazed windows to front and side elevations, spotlighting to ceiling, complementary tiled floor coverings, internal glass door leads to:

## Lounge

Featuring dual aspect view to both front and rear elevations with three double glazed sash window units, TV aerial point, useful under stairs storage cupboard housing the pressurised hot water system and underfloor manifold, thermostat, smoke alarm, balustrade staircase rising to the first floor landing

## Living Kitchen/Diner

The hub of the home is undoubtedly the open plan living dining kitchen which features triple aspect views to front, side and rear elevations. To the front elevation are two double glazed sash windows with a further unit to the side. To the rear are glazed bi-folding doors leading to the Indian stone patio. The bespoke Beckerman fitted kitchen features a range of matching base and eye-level storage cupboards and drawers with quartz drop edge preparation work surfaces and breakfast island. A range of integrated appliances includes fridge, freezer, double oven and grill, five ring induction Neff hob with built-in extractor, dishwasher, spotlighting to ceiling, smoke alarm and a sunken stainless steel sink and carved inset drainer, TV aerial points and internal door leading to:



## Utility Room

With two double glazed sash windows to front and side elevation and a double glazed rear entry door, complementary tiled flooring throughout with matching base double storage cupboards and Quartz drop edge preparation work surfaces with a stainless steel one and a half sink and carved inset drainer, spotlighting to ceiling and internal door leading to:







## Cloaks/WC

With a low level WC with continental flush, wash hand basin with mixer tap and tiled splashback, complementary tiled flooring throughout, electrical distribution board and extractor fan.

## Landing

With spotlighting ceiling, smoke alarm, central heating radiator, sash window to the front elevation.

## Attic

With two central heating radiators, and spot lighting. The attic makes great potential for conversion (subject to necessary planning/building permissions).

## Bedrooms

Both the master and second bedrooms boast luxurious en-suite shower rooms, featuring modern white suites with double shower cubicles. Additionally, the accommodation includes a stylish fully tiled family bathroom with a contemporary white three-piece suite, including a panelled bath with a mixer shower and glazed screen.

## En-suite One

With a double glazed frosted window to the side elevation, featuring a three-piece shower room suite, comprising of low level WC with Continental flush, floating wash hand basin with mixer tap, double shower cubicle with waterfall shower head and complementary tiling to both floor and wall coverings, chrome heated towel radiator, shaving point, spotlighting to ceiling with extractor fan.

## En-suite Two

Featuring a three-piece shower room suite, comprising of low-level WC with continental flush, floating wash hand basin with mixer tap, double walk-in shower cubicle with waterfall showerhead and complementary tiling to both floor and wall coverings, shaving point, chrome heated towel radiator, spotlighting into ceiling with extractor fan.

## Family Bathroom

Featuring a three-piece family, bathroom suite, comprising of low-level WC with continental flush, floating wash hand basin with mixer tap, bath unit with waterfall shower over and glass screen, complementary, tiling to both floor and wall coverings, shaving point, chrome towel radiator and spotlighting ceiling with extractor fan.

## Garage

A vehicular access pathway leads to a spacious block-paved driveway accommodating parking for three cars. This driveway extends to a tandem garage, offering room for an extra vehicle. The garage features an electrically operated roller door, along with power points, lighting, and a rear-facing window.

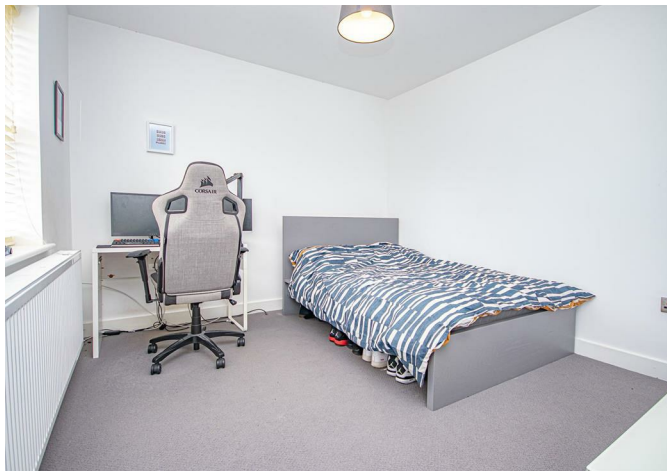
## Outside

At the rear, a charming natural stone paved patio offers an ideal spot for seating or entertaining, boasting a pleasant level of privacy. Beyond lies the garden, predominantly laid to lawn and adorned with flourishing borders. Timber rail fencing, along with an established hedge, encloses the area, which extends to the side elevation featuring another lawn and well-maintained borders. Access to the courtyard is granted via a pedestrian timber five-bar gate.





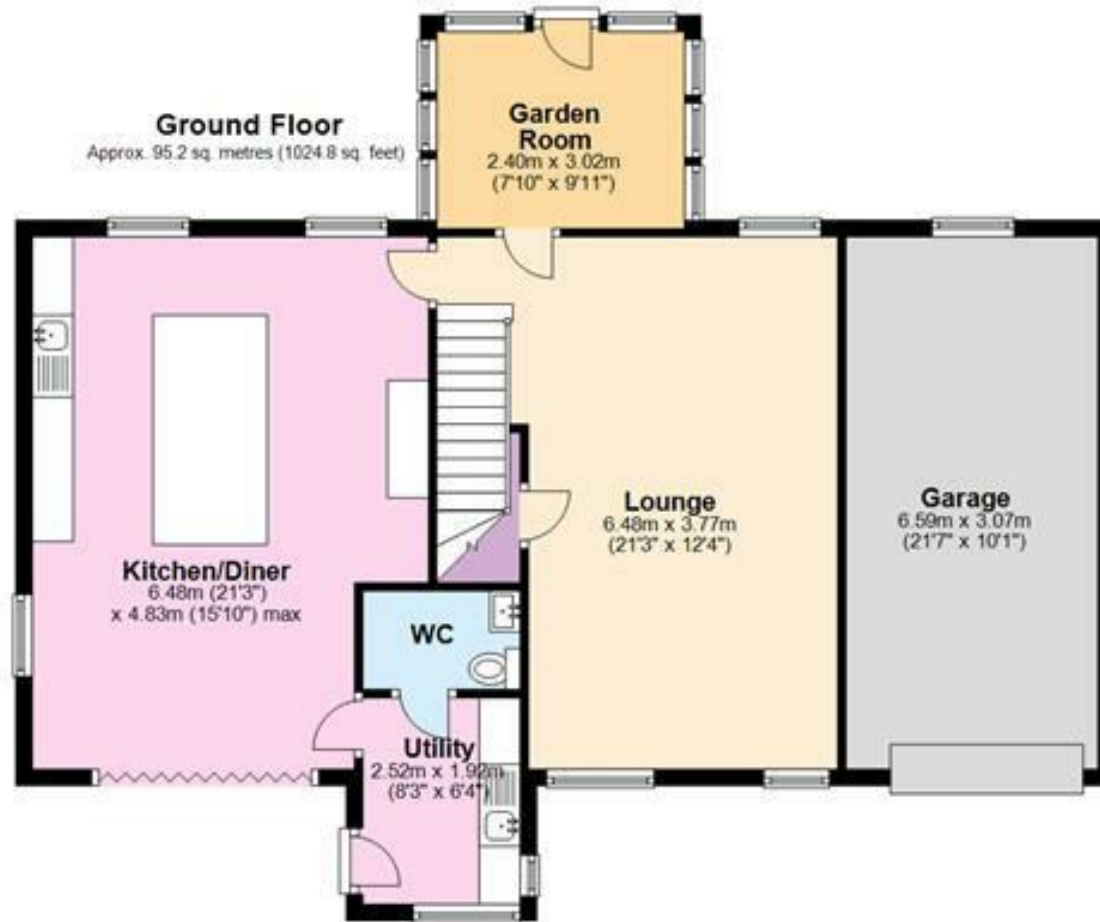






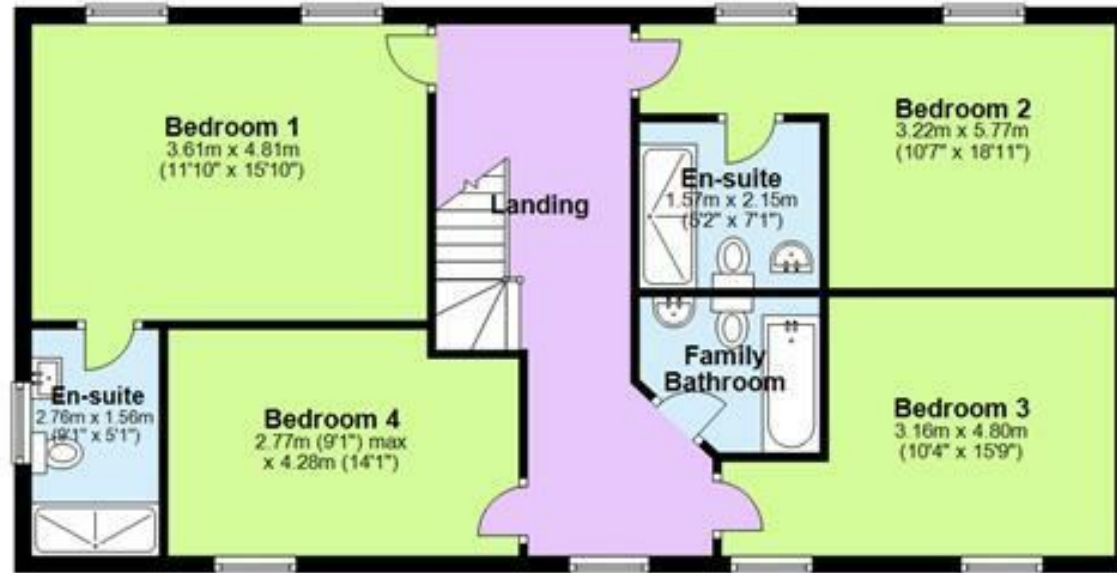






### First Floor

Approx. 85.7 sq. metres (922.7 sq. feet)

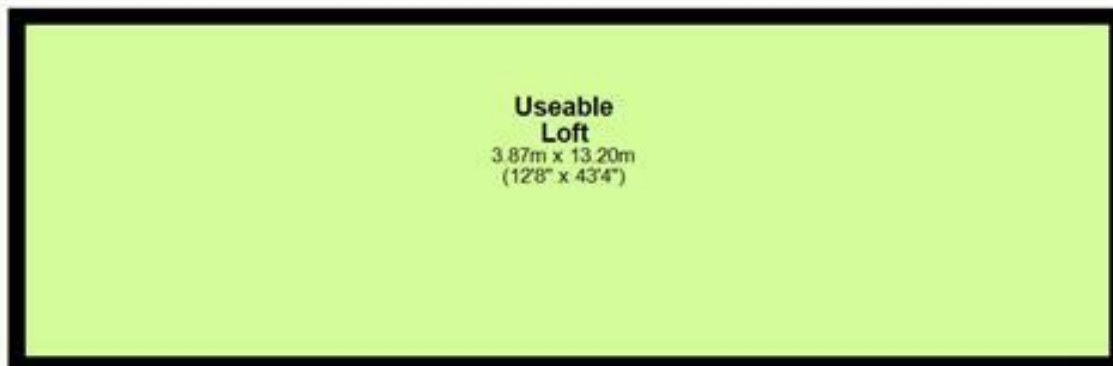


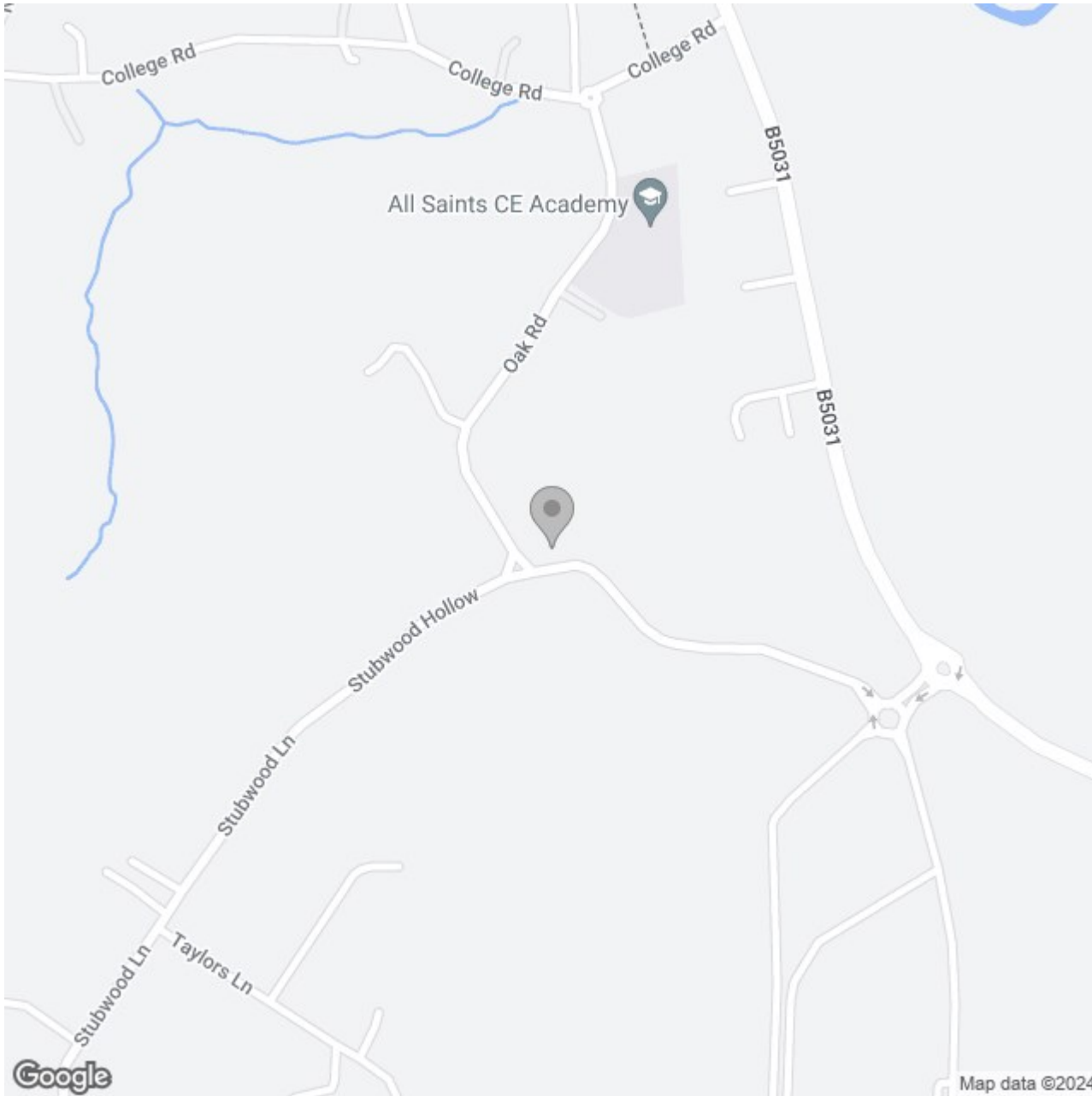
**Loft**

Approx. 51.1 sq. metres (549.9 sq. feet)

**Useable  
Loft**

3.87m x 13.20m  
(12'8" x 43'4")





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>	89	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	