

ABODE
SALES & LETTINGS

THE **WOODYARD**

DOVERIDGE | DERBYSHIRE

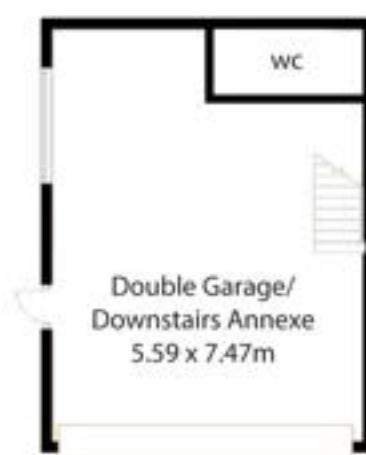
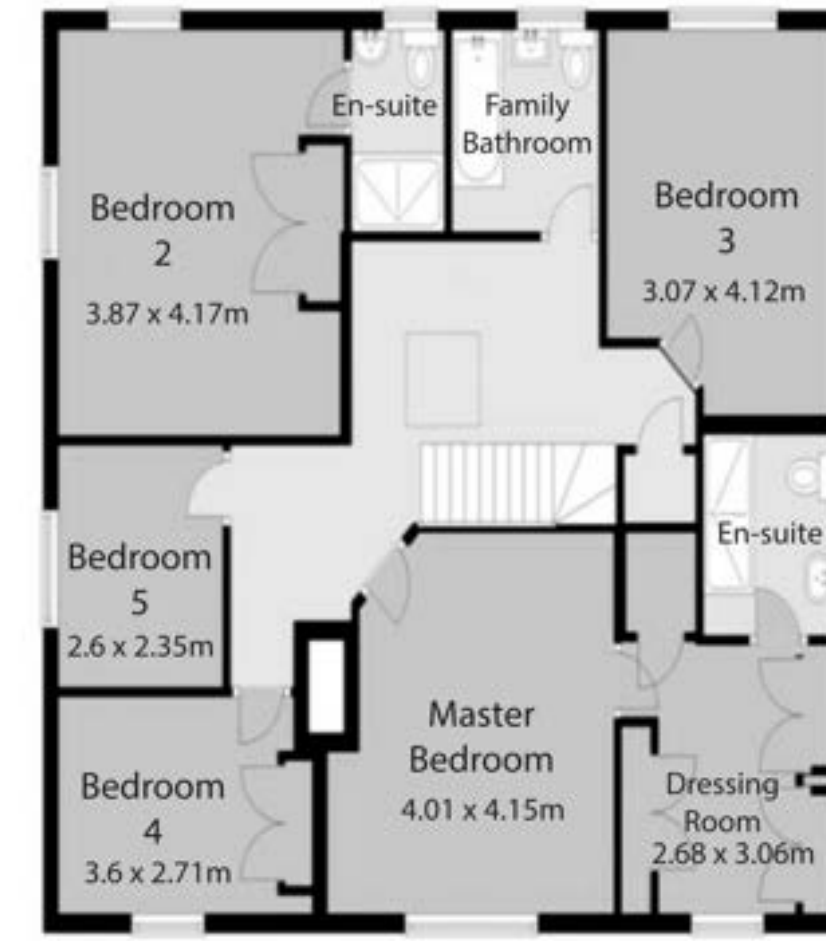
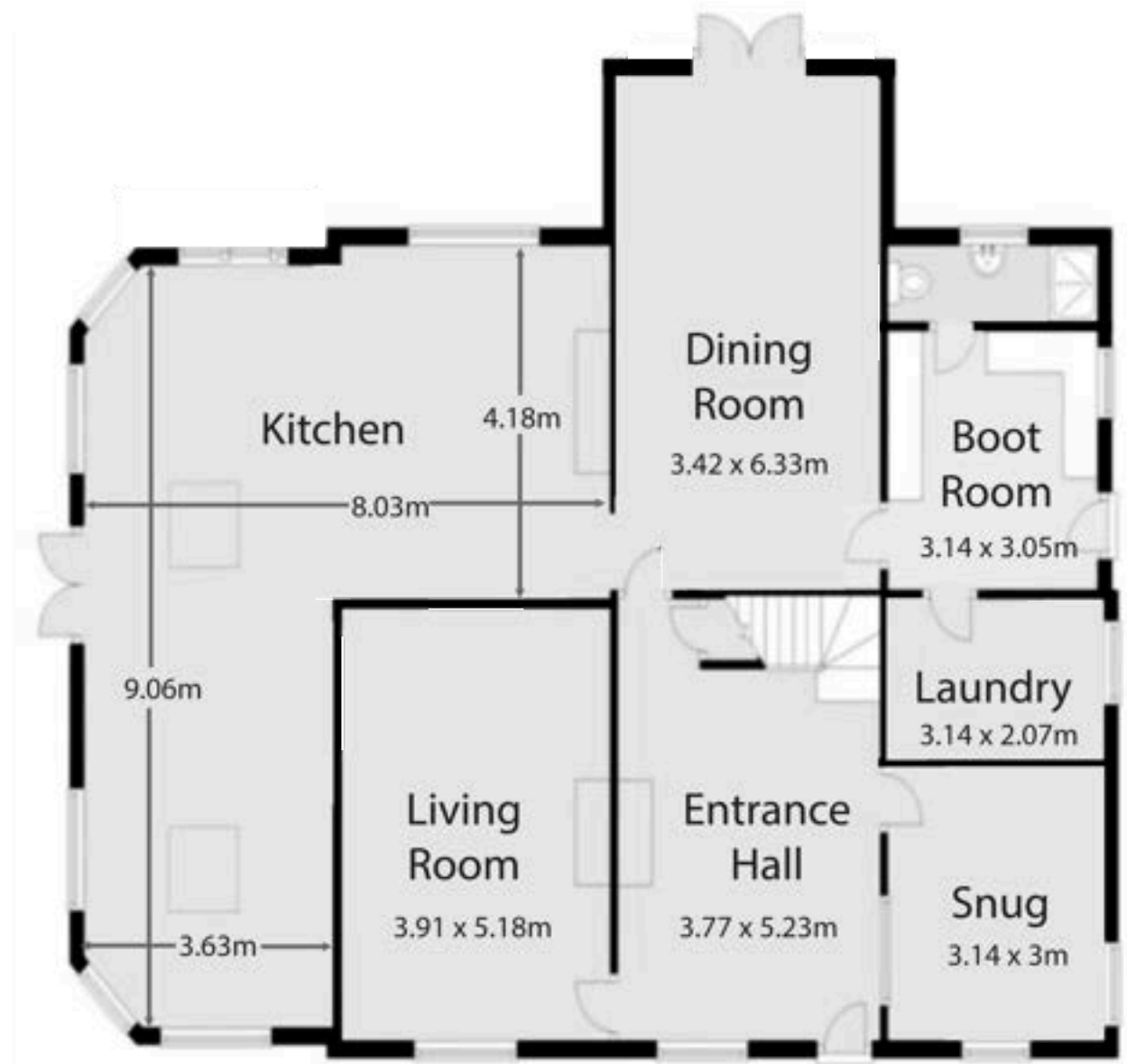


THE WOODYARD

OLD MARSTON LANE
DOVERIDGE | DERBYSHIRE

- ◆ 5 bedrooms
- ◆ 4 bathrooms
- ◆ 2 storey annex / garage
- ◆ Range of secure buildings
- ◆ Approximately 1.69 acres





Please use a guide to layout only. Measurements are approximate and not to scale. This floor plan is for illustrative purposes only.

FLOOR PLANS

KITCHEN

A superb family living kitchen.

- High Specification
- 5m Kitchen Island
- Open Plan Layout





**ADDITIONAL
PHOTOS**

LIVING ROOM

3.91m x 5.18m

A tranquil space with views over the front lawn. Exquisite feature marble Fireplace.



DINING ROOM

3.42m x 6.33m

A host's dream, seating up to 14 people. Featuring patio doors to the rear of the property.

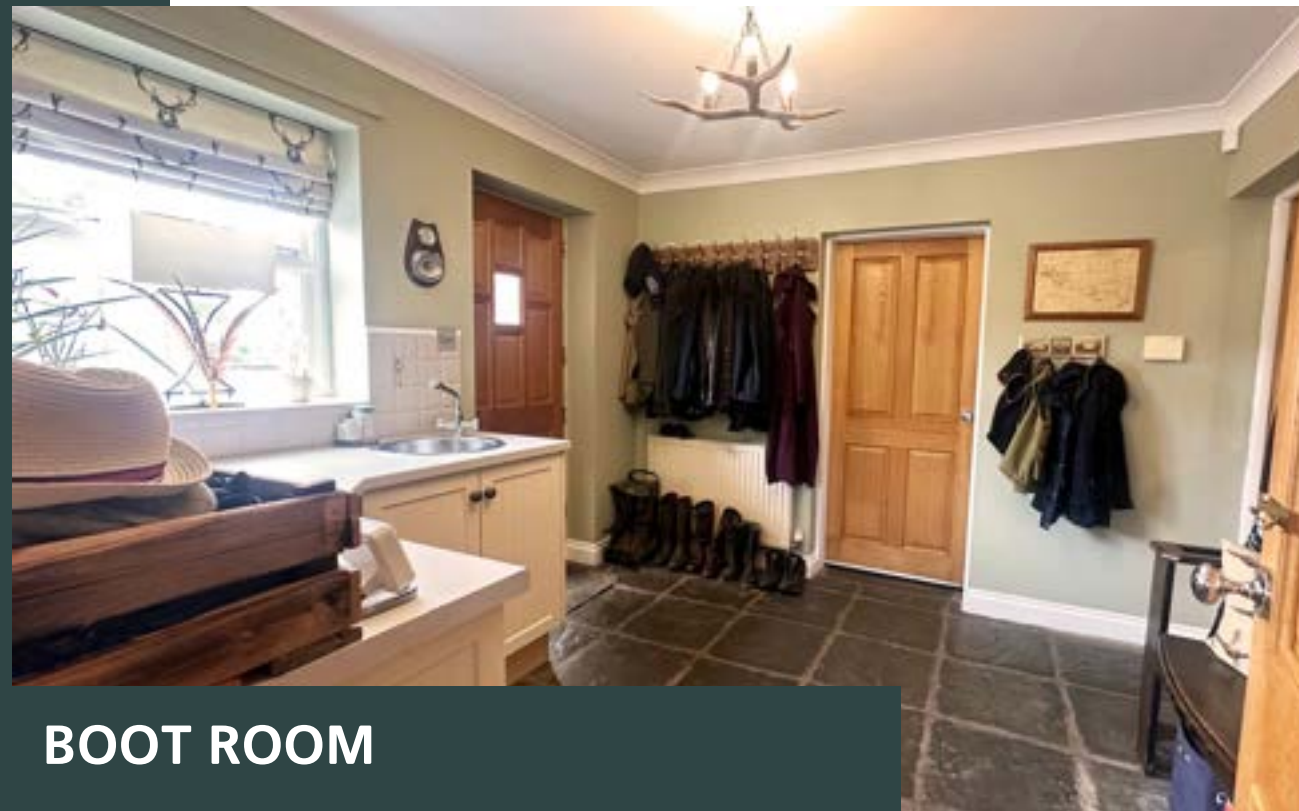




ENTRANCE HALL



DOWNSTAIRS SHOWER ROOM



BOOT ROOM



SNUG

ADDITIONAL
PHOTOS

MASTER SUITE

Bedroom: 4.01m x 4.15m

Dressing room: 2.68m x 3.06m

En-suite: 2.14m x 2m

Featuring master bedroom, dressing room and en-suite shower room.



BEDROOM 2

3.78m x 4.17m

Featuring dual aspect windows looking out across the land. Built-in wardrobes and en-suite shower room.



BEDROOM 4

3.6m x 2.71m

A double room, featuring far reaching views and built-in wardrobes.





MASTER DRESSING ROOM



MASTER EN-SUITE



LANDING



BEDROOM 3

ADDITIONAL
PHOTOS

OUTSIDE

Building 1 : 25ft x 28ft

Building 2: 20ft x 28ft

Building 3: 25ft x 18ft

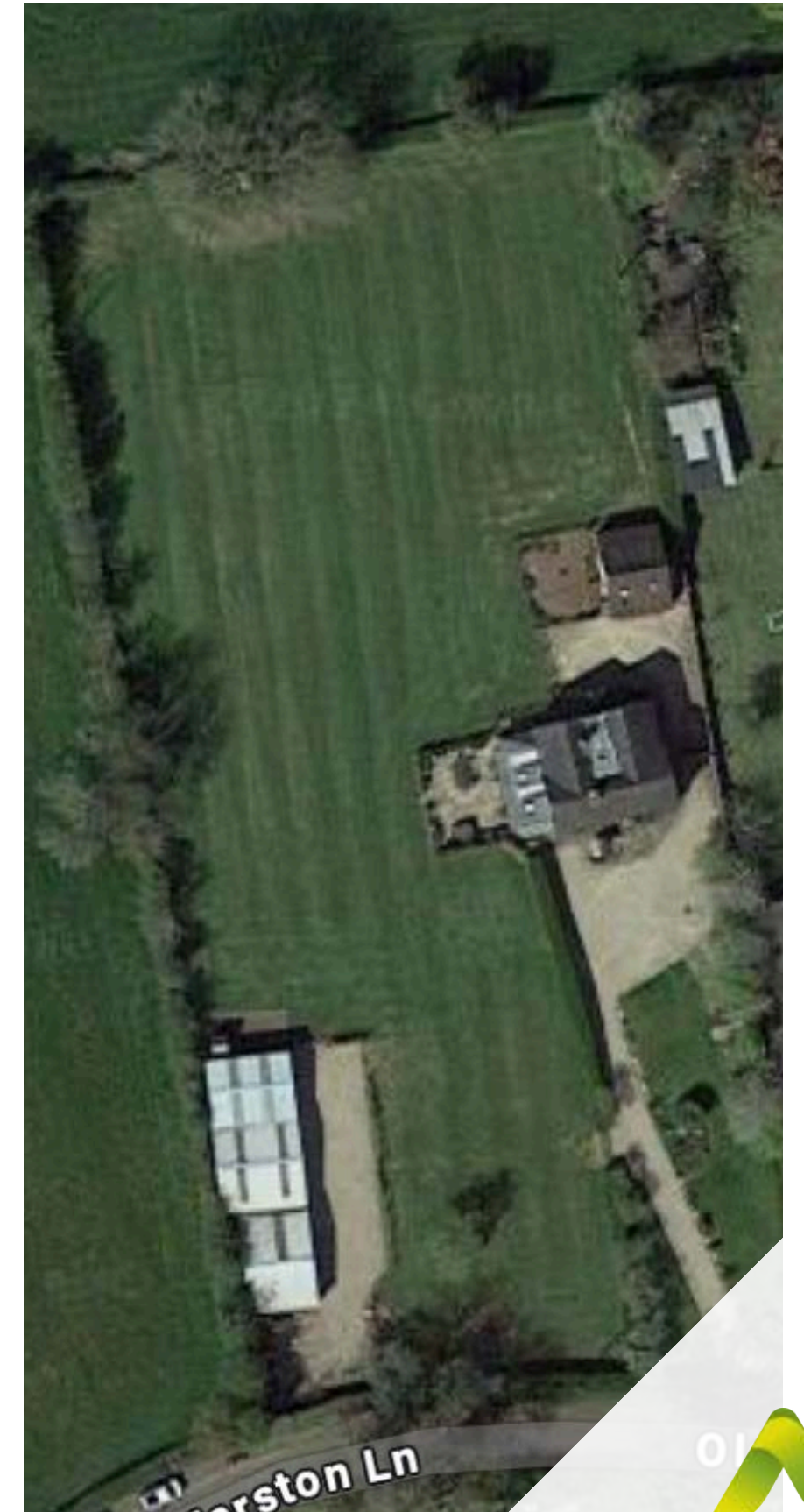
Double Garage / Annexe

(downstairs): 5.59m x 7.47m

Loft room / Annexe

(upstairs): 4.45m x 4.37m

The outside of this property features a separate two storey annexe / garage and a range of secure buildings suitable for a multitude of uses, with a separate roadside entrance.



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SECURE BUILDINGS



UPSTAIRS IN ANNEXE



MAIN DRIVEWAY



OUTSIDE

**ADDITIONAL
PHOTOS**

DOVERIDGE VILLAGE

Doveridge is a beautiful and friendly village in the Derbyshire Dales, close to amenities of the neighbouring towns of Uttoxeter and Ashbourne.



WHAT'S NEARBY?

- 📍 Uttoxeter | 2 miles
- 📍 Ashbourne | 10 miles
- 📍 Burton | 12 miles
- 📍 Derby | 15 miles



EDUCATION





- Small Oaks Nursery | <1 mile
- Doveridge Primary | <1 mile
- QEGs Ashbourne | 12 miles
- Abbotsholme | 4 miles
- Denstone College | 6 miles
- Repton School | 14 miles



SUPERMARKETS

- Tesco | 2 miles
- Waitrose | 3 miles
- M&S Simply Food | 10 miles

WHAT'S NEARBY?

-  Uttoxeter | 2 miles
-  Ashbourne | 10 miles
-  Burton | 12 miles
-  Derby | 15 miles

LIFESTYLE & LEISURE

- Doveridge Clay Sports | 1 mile
- JCB Golf & Country Club | 5 miles
- Hoar Cross Hall SPA Hotel | 11 miles
- Uttoxeter Racecourse | 3 miles
- St Georges Park | 10 miles
- Alton Towers | 9 miles
- CineBowl & i-skate | 2 miles
- Uttoxeter Leisure Centre | 3 miles

PUBLIC TRANSPORT

- Uttoxeter Train Station | 3 miles
- Bus Stop | 0.1 miles

CAFE'S & FARM SHOPS

- Sudbury Stables | 3 miles
- Denstone Farm Shop | 5 miles
- BEAR | 2 miles
- Bramshall Farm | 4 miles

PUBS & RESTAURANTS

- The Cavendish Arms | <1 mile
- The Crown Inn | 3 miles
- The Duncombe Arms: | 6 miles
- Lowe's on Carter Street | 3 miles
- Mario's | 3 miles
- The Lighthouse | 5 miles
- The Roebuck | 6 miles

THE WOODYARD

DOVERIDGE | DERBYSHIRE

For more information or to
book a viewing,
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