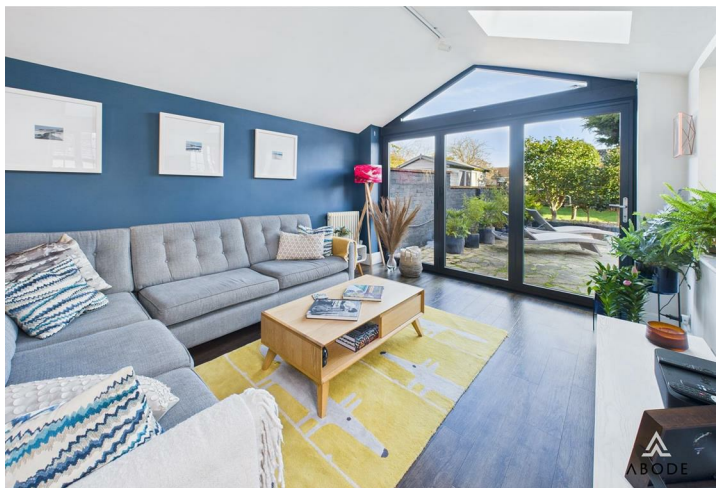






\*\*\*\* A STUNNING COTTAGE WITH OPEN PLAN LIVING AND DINING KITCHEN WITH BIFOLD DOORS ONTO THE GARDEN \*\*\*\* A perfect balance of modern living with character and charm in the highly regarded village of Aston on Trent. This is an impressive extended, four bedroom cottage located in the heart of the village on a substantial plot. In brief the cottage offers a sitting room and family room, both with exposed brick fireplace, bespoke Harvey Jones hand made, solid wood kitchen with dining and living area, utility room, guest cloakroom and a boot room/pantry. The first floor offers 4 bedrooms, en suite shower room and a family bathroom with bath and shower. Well maintained gardens and a single garage. INTERNAL VIEWING IS HIGHLY RECOMMENDED.



## ENTRANCE

Entrance door into the hall area, stairs to the first floor and open through to Snug

## SNUG

A warm, inviting front lounge featuring a striking fireplace with exposed brick chimney breast, original exposed beams and carpeted flooring, blending warmth with rustic charm. Natural light fills the room through a uPVC double-glazed window to the front, while a cast iron style four column radiator adds period appeal.

Practical touches include an under-stairs storage cupboard, with access leading to a small cellar perfectly suited for wine storage.

## OPEN PLAN LIVING AND DINING KITCHEN WITH HALL

The kitchen, dining, and hall areas are all fitted with stylish Amtico flooring in a contemporary concrete effect, while the adjoining seating area is finished in rich dark-wood Amtico, creating a seamless yet distinctive transition between spaces.

## KITCHEN & DINING AREA

A stunning bespoke Harvey Jones kitchen crafted in solid wood with elegant oak drawers, each incorporating hidden oak upper drawers for spices, cutlery, and other essentials. The design features seamless, handleless cupboard and drawer fronts, creating a sleek, contemporary finish that enhances the kitchen's bespoke character.

The kitchen is complemented by ultra-durable Dekton work surfaces, with a generous Dekton island featuring breakfast bar seating for four and two discreet double power points fitted to the underside for added convenience.

This beautifully appointed space is equipped with two fitted NEFF electric ovens, a NEFF induction hob paired with a striking Elica copper extractor hood, and an integrated undercounter drawer fridge alongside a dishwasher. Clever design includes full-height pull-out storage, an integrated recycling bin with multiple sections for bottles, plastics, and paper, and a dedicated independent larder with Dekton surface — ideal as a drinks or coffee station, complete with cupboards, drawers, wine storage, two double plug points, and automatic lighting that switches on when opened and off when closed.

A 1.5 stainless steel sink unit is enhanced by a Quooker boiling-water tap and matching Quooker soap dispenser. Natural light floods the room through a uPVC double-glazed window, aluminium French doors to the side, and a skylight window, while a cast-iron style four-column radiator adds character and warmth.

## LIVING AREA

Double glazed bi-fold doors onto the garden, two upvc double glazed windows and two sky light windows.



## HALL

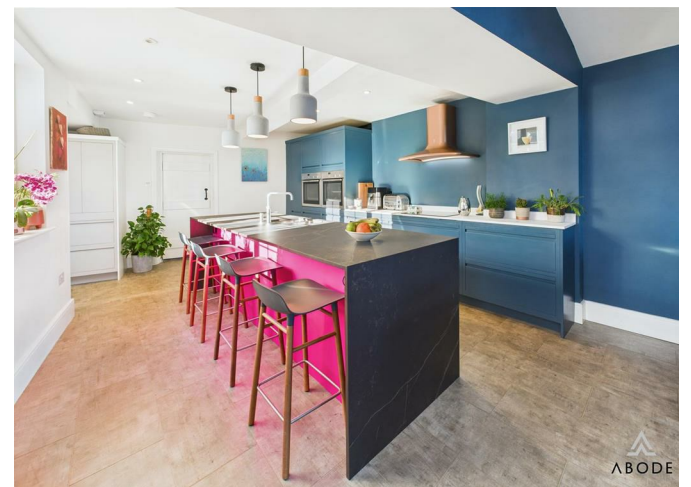
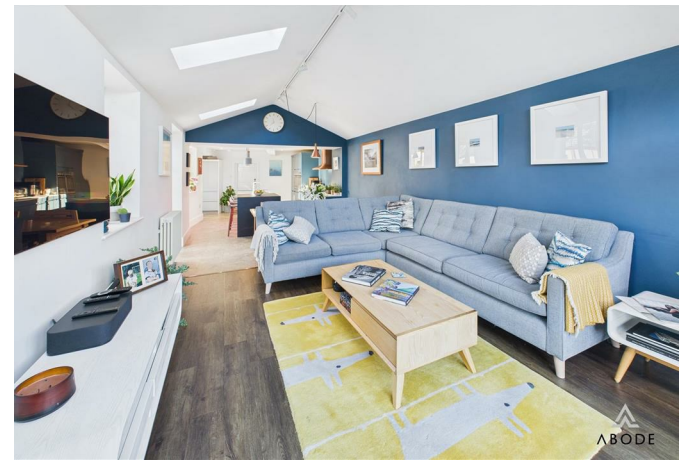
A bright hallway featuring two uPVC double-glazed windows and a set of aluminium bifold doors opening directly onto the patio, flooding the space with natural light and offering seamless indoor-outdoor flow. Exposed beams add character overhead, while the contemporary concrete-effect Amtico flooring continues through from the kitchen and dining areas, creating a cohesive and stylish finish.

The hallway provides access to the guest cloakroom, utility area, pantry, and garage, ensuring a natural flow between living spaces. The area is further enhanced by two cast-iron style four-column radiators, combining period charm with modern practicality.

## FAMILY ROOM

Open fireplace with exposed brick chimney breast, exposed beams, cast iron style radiator and a upvc double glazed window to the front.







## UTILITY

Oak wood worksurface, plumbing for a washing machine and space for a tumble dryer, upvc double glazed window and a cast iron style radiator.

## BOOT ROOM/PANTRY

A useful and flexible room, currently arranged as a walk-in pantry, offering excellent additional storage. Natural light enters through a double uPVC double-glazed window, while a radiator ensures year-round practicality. The space is currently carpeted, laid over a fitted laminated floor, providing versatility for future use as a pantry, boot room, or utility extension.

## CLOAKROOM

Low flush wc, wash hand basin and a radiator.

## FIRST FLOOR LANDING

Exposed beams, cast iron style radiator and doors to -

## BEDROOM 1

A serene double bedroom featuring built-in wardrobes, a cast-iron style radiator, and a feature fireplace with white mantel and decorative hearth, adding character. Two uPVC double-glazed windows allow natural light to fill the space, complemented by soft carpeted flooring, recessed ceiling lights, and a calming neutral palette.

## EN SUITE

Walk-in shower with rainfall shower head, wash hand basin, low flush wc, cast iron style radiator and upvc double glazed window.

## BEDROOM 2

Built in wardrobes and a cupboard, cast iron style radiator, and a upvc double glazed window.

## BEDROOM 3

Walk-in wardrobe, two upvc double glazed windows and a cast iron style radiator.

## BEDROOM 4

Feature original fireplace, cast iron style radiator and upvc double glazed window.

## BATHROOM

Spa bath with central mixer tap, enclosed shower with rainfall shower head, low flush wc, wash hand basin with storage under, chrome central heated towel radiator and upvc double glazed window.

## SINGLE GARAGE

Central heating boiler fitted 1st November 2025 with 5 year warranty. Double doors to the front

## OUTSIDE

The garden offers three distinct patio areas, two of which are linked by a winding path and cleverly screened by mature planting for privacy. A third patio sits at the far end of the garden, perfectly positioned to catch

the evening sun on summer nights.

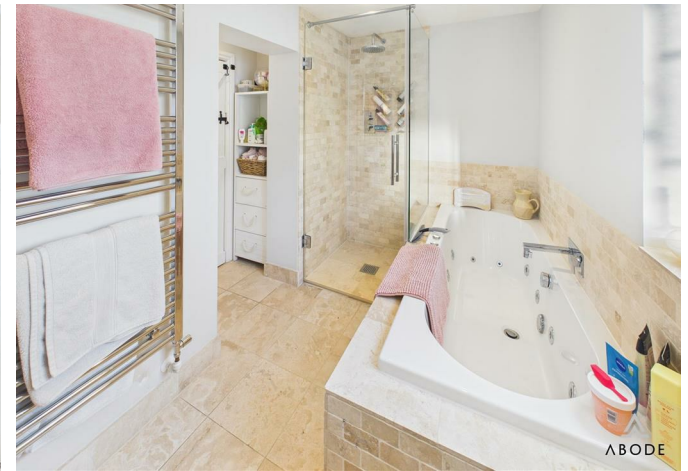
The outdoor space is enriched by a variety of fruit trees — apple, pear, plum, and cherry — adding seasonal colour and homegrown appeal. Nestled beneath the ornamental cherry blossom trees is a hidden area designed for quiet reading and relaxation in the shade. Outbuildings, and summer house and shed at the bottom of the garden.





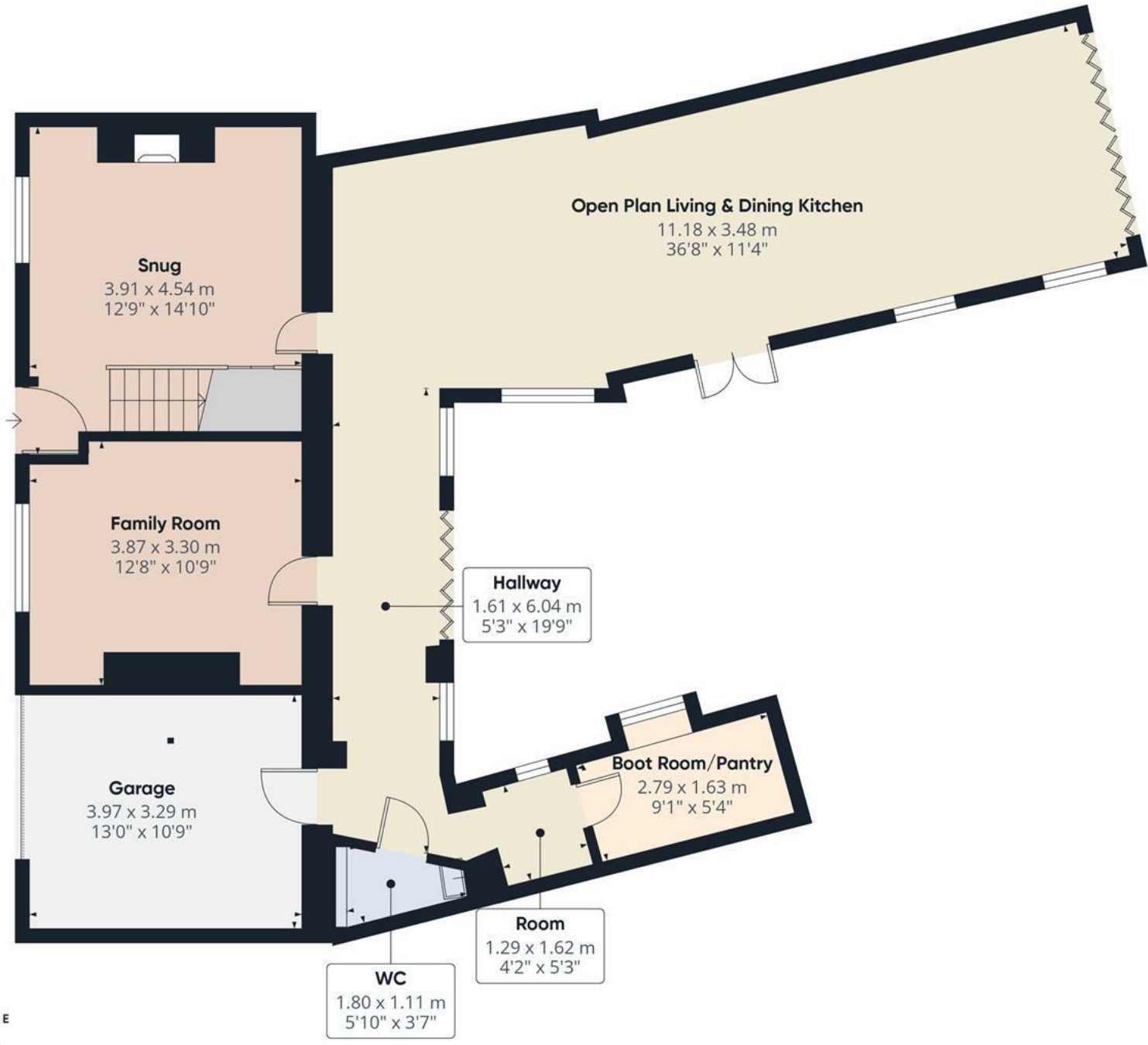












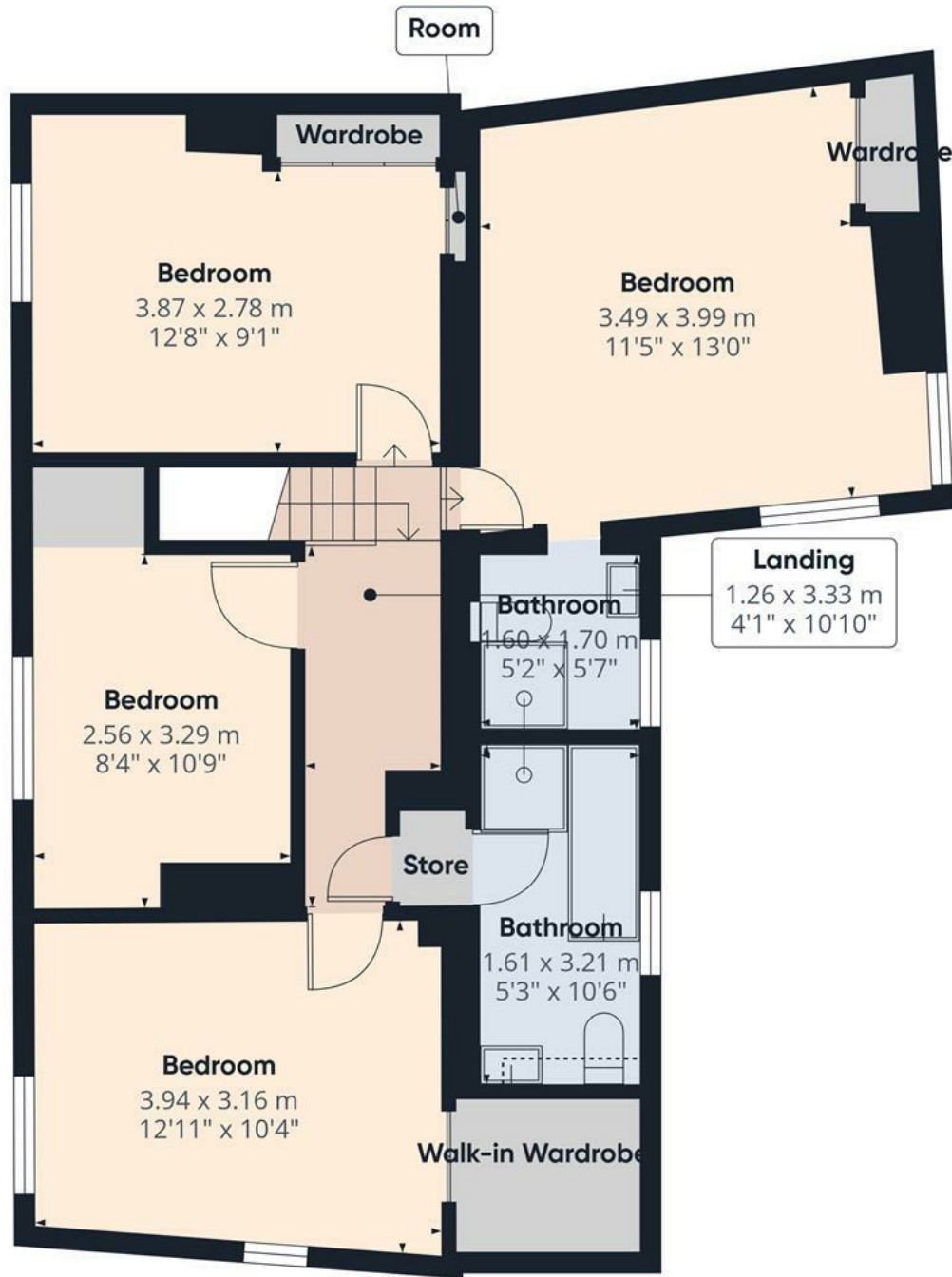
Floor 0

Approximate total area<sup>(1)</sup>  
97.3 m<sup>2</sup>  
1047 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



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

63.3 m<sup>2</sup>

682 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>

3 ft<sup>2</sup>

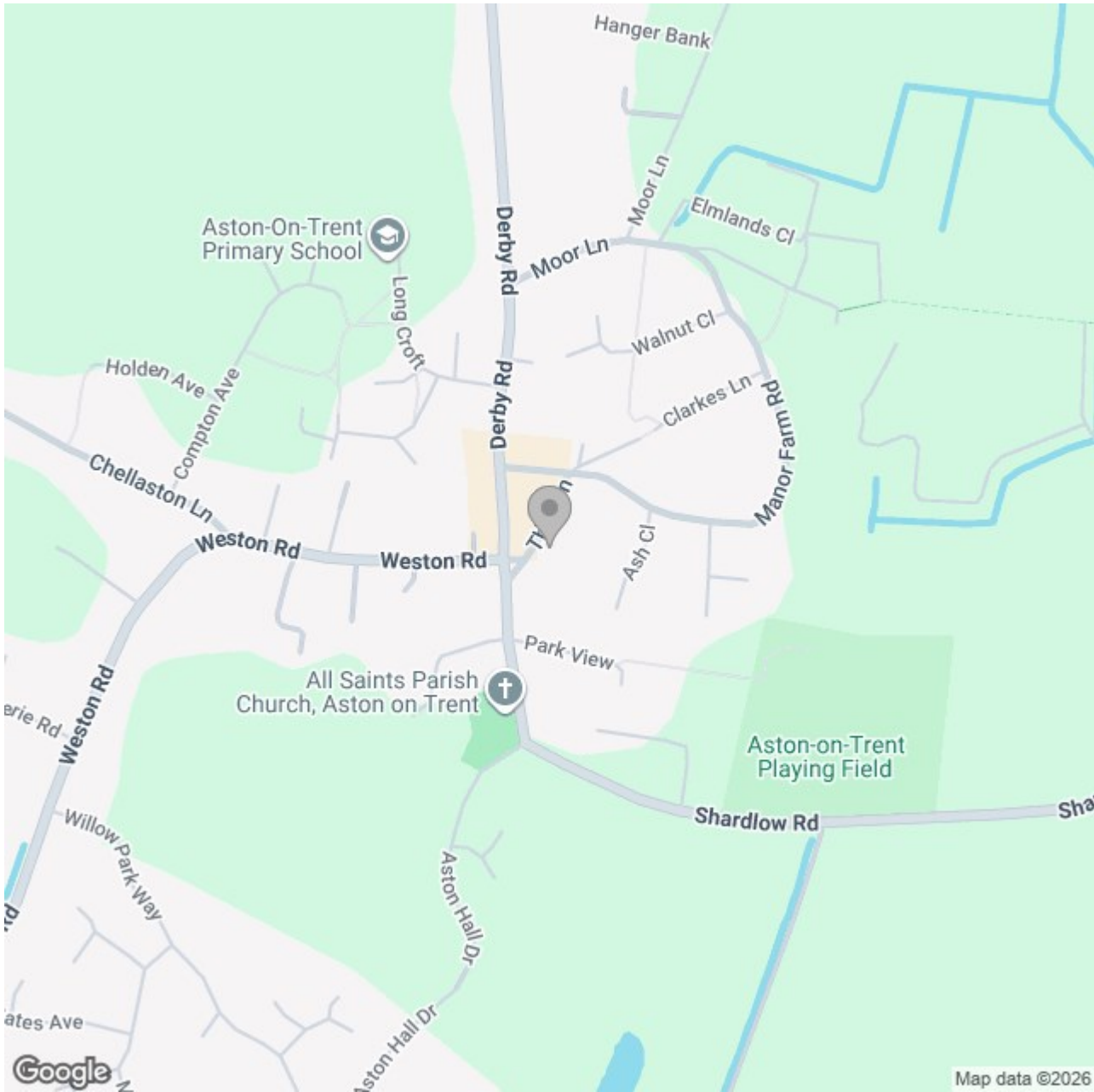
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft.

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

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>66</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	