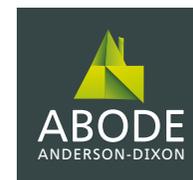




COURTLANDS HOUSE

COURTLANDS HOUSE | REPTON ROAD | NEWTON SOLNEY | DE15 0SG



INTRODUCTION

A stunning house overlooking open countryside in one of Derbyshires premier village locations.

This magnificent property has been constructed and finished to the highest specification and offers three reception rooms plus an impressive kitchen which opens to both breakfast room and Orangery with views of the gardens and adjoining countryside.

There are four double bedrooms all served by four luxury bathrooms. Of particular interest is the bespoke American Ash staircase which must be viewed to be appreciated.

Outside there is ample parking and driveway as the property sits towards the center of this generous plot, with double garage. Rear garden with Indian sandstone patio and landscaped borders.



Please use as a guide to layout only. They are not intended to be to scale. Property of Apode Anderson-Owen, Burton-Uttoxeter Ashbourne Plan produced using PlanIt.





DESCRIPTION

Mahogany front entrance door with double glazed insert leading to:

RECEPTION HALLWAY

Having an impressive bespoke American Ash staircase with toughened glass panels and step inserts, Karndean flooring with decorative border and underfloor heating with wall mounted control panel, frosted glass feature window to breakfast room and access to all other ground floor rooms.

LIVING ROOM 22' 6" x 19'

Double glazed sash style window to front and three matching windows to rear overlooking the rear garden. The focal point of this room is the modern style inglenook fireplace with Living Flame gas fire set within a marble surround with matching hearth and inset. Wall mounted HD TV with hidden TV points, three radiators, frosted glass door from reception hall and frosted glass double doors from dining room.

DINING ROOM 14' x 13' 2"

Double glazed sash style window to front and both sides providing a dual aspect, American Ash flooring, access to separate loft space, central heating radiator. (Bespoke American Ash dining table, side board and chairs included)

STUDY 9' 5" x 8'

Double glazed sash style window to the front, recessed down lights, Karndean flooring with underfloor heating, fitted study furniture in white ash with a combination of glazed cabinets, matching drawers and corner desk with drawers beneath, telephone point.

GUEST CLOAKROOM/WC

Fitted vanity wash hand basin with tiled splash back and cupboard beneath, continental flush low level WC, extractor fan, Karndean floor with underfloor heating.





STUNNING OPEN PLAN KITCHEN 16' x 15' 10" (minimum measurement)

Fully fitted bespoke kitchen which enjoys an open aspect to the orangery and breakfast room, being fully fitted with a complementary range of contemporary style units in high gloss, white with central island having a polished black granite work top/breakfast bar, a combination of multiple cupboards and drawers all soft close with many storage options, within the island there is a four ring halogen hob with electric rising down draft extractor, hidden pop up plug socket and zip tap providing instant boiling water and chilled drinking water, recessed sink with contemporary style mixer tap, a range of floor to ceiling high gloss cupboards providing useful storage with multiple storage options and soft close doors, integrated appliances to this area include, tall fridge, tall freezer with 7 drawers and fitted Neff microwave, steam oven, fan oven and instant coffee machine with warm drawers beneath which pull out to approximately waist height, Karndean floor with decorative border and underfloor heating.

ORANGERY 18' x 15'

With oversized double glazed windows with pull down fly nets to three aspects with a selection of down lighting above creating ambient evening lighting and French doors leading to the garden. The glazed orangery ceiling has 2 main openings for ventilation, Karndean flooring with decorative border and underfloor heating.

BREAKFAST ROOM 12' 5" x 12'

Double glazed sash style window to the rear, down lighting to ceiling, frosted glass feature window from reception hall, television point and wall mounted television, Karndean floor with decorative border and underfloor heating, open plan from kitchen.

UTILITY ROOM 12' 5" x 8' 3"

Double glazed opaque glass window to side and door to side, fitted with high gloss matching wall and base units with polished granite work top to both sides of the utility with upstand, tall freezer and integrated sink with mixer tap.

Recessed down lighting, broom cupboard and space for tumble dryer, internal door to garage, Karndean floor with decorative border and underfloor heating.

INTEGRAL GARAGE 20' 6" x 18' 2"

With electric remote roller shutter, double garage door to front and double glazed window to side with boarded eaves loft space providing storage, ample power and lighting, two matching Worcester boilers which work independently, one for flooring and one for central heating system. External door to side elevation.



FIRST FLOOR GALLERIED LANDING

American Ash staircase with matching hand rail and balustrade with toughened glass glazed inserts, two double glazed sash style windows to front, American Ash flooring, wall lights, two radiators.

MASTER BEDROOM 20' 8" x 10' 4"

Three double glazed sash style windows to rear, access to loft space and recessed down lights to ceiling, contemporary style radiator, television point with HD TV and swing bracket, open plan to dressing room/ en-suite. Radiator.

EN-SUITE

Travertine wall and floor tiles, two chrome heated towel rails, free standing contemporary style bath with American Ash plinth and mixer tap with his and hers sink with curved details and chrome towel rail beneath with frosted glass bathroom cabinet and sliding door, fully tiled walk in shower, continental flush low level WC, floor to ceiling fitted wardrobe with hanging and shelving and sliding door.

REAR BEDROOM TWO 11' 4" x 11' 4"

Double glazed sash style window to rear, walk-in wardrobe with hanging and shelving, television point, radiator.

EN-SUITE SHOWER ROOM

Opaque glass double glazed sash style window to side, corner shower cubicle with tiled surround, continental flush low level WC, recessed down lighting, extractor fan, tiled floor and skirting, pedestal wash hand basin and tiled splash back.

BEDROOM THREE 13' 1" x 12' 6"

Double glazed sash style window to front, walk-in wardrobe with hanging and shelving, airing cupboard, wall lights, radiator.

EN- SUITE

Corner shower cubicle with tiled surround, pedestal wash hand basin with tiled splash back, continental flush low level WC, electric shaver point, chrome heated towel rail, tiled floor.





REAR BEDROOM FOUR 13' 8" x 9' 9"

Double glazed sash style window to rear overlooking the rear garden, fitted double wardrobe with hanging and shelving, radiator, television point.

EN-SUITE

Opaque glass double glazed window to rear, corner shower cubicle with tiled surround, continental flush low level WC, pedestal wash hand basin with tiled splash back, tiled floor, chrome heated towel rail.

OUTSIDE

The property occupies a sizable plot with views over open countryside and is set back from the road with mature raised borders to the front with blocked paved driveway providing ample turning and parking area which leads to the side of the property and the double garage, security light, five bar pedestrian side gate gives access to the rear garden Rear garden enclosed by timber fencing, mature trees and shrubs with Indian Sandstone patio and pathway with circles the entire lawned area, mainly laid to lawn with mature raised borders built with Indian sandstone retaining wall.

Security light with a double external socket, summerhouse available by separate negotiation.



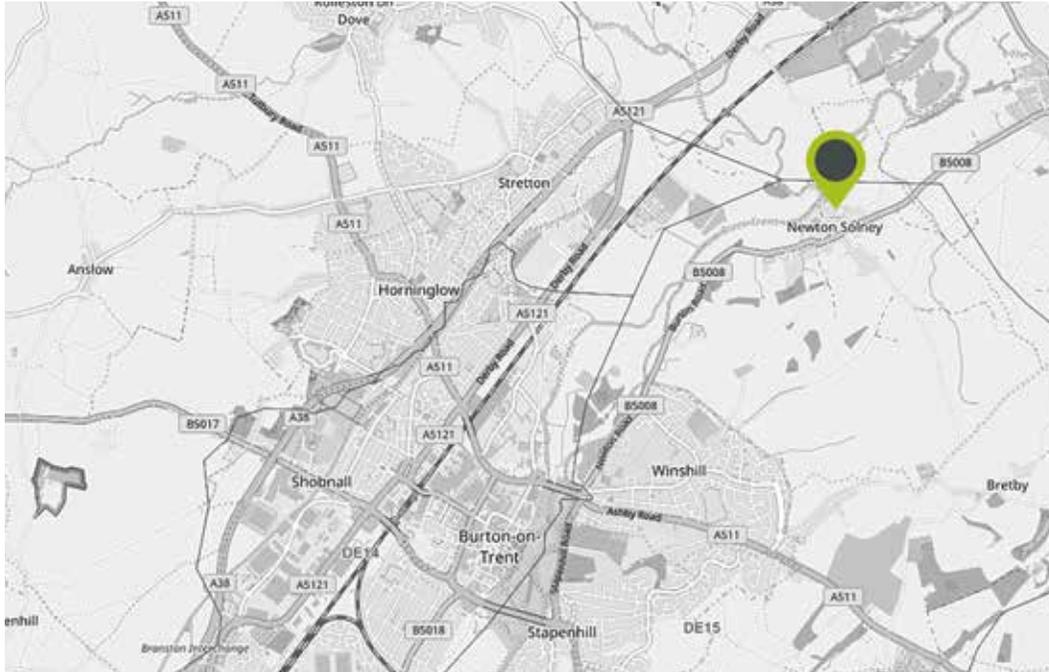
PROPERTY FEATURES

Solid oak sash style windows, Surround sound system with wall mounted controls enabling the user to vary the volume within different spaces to the ground floor and master bedroom.

All skirting and door architraves are American Ash as are all ground floor doors.

ITEMS FOR SEPARATE NEGOTIATION

Carpets and curtains, wine cooler located in the kitchen, washer and tumble dryer located in the utility room, summerhouse located in the garden.



LOCAL AREA

Newton Solney is located adjacent to the River Trent in South Derbyshire, between Repton and Burton Upon Trent.

It is a medium sized village with a population of around 700 with 530 registered electors. There is an infant school a church a village hall a recreation field, two pubs and a hotel.

There is a second school within the Parish boundary, Newton Solney can trace its history back to the 10th Century. Conveniently located for access to local road networks including the A50 and A38 and within easy reach of East Midlands Airport.

A particular interest is its proximity to Repton and Repton School which attracts people from all over the world.



Viewing of this property is strictly by appointment:

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CONNECTIVITY

By Road:

Derby 10.8 miles

Birmingham 35 miles

Nottingham 27 miles

By Rail:

Derby Railway station 11.7 miles (with direct route to London)

By Air:

East Midlands airport 18.6 miles

Birmingham airport 32.2 miles