

## Brocksford Park

Off Derby Road, Doveridge, DE6 5PA

Equestrian Property \*\* Detached House \*\* Over 3100 sq ft \*\* Paddock & Stables

A magnificent detached family home set within the grounds of one of the area's most prestigious land mark properties, Brocksford Hall. Located at the end of an impressive sweeping driveway within approximately 1.4 acres of landscaped gardens and paddocks and enjoys far reaching views to the rear aspect across the Derbyshire and Staffordshire countryside.

£1,100,000

# Brocksford Park

Off Derby Road, Doveridge, DE6 5PA



- Equestrian
- Detached House
- Over 1.4 Acres
- Stunning Views
- Over 3100 sq ft
- Sweeping Driveway
- Stables

## Ground Floor

Guest Cloakroom/WC

## Study

7'5x13'2 (2.26mx4.01m)

## Dining Room

15'7x12'4 (4.75mx3.76m)

## Living Room

25'5x19'3 maximum (7.75mx5.87m maximum)

## Garden Room

9'8x13'1 (2.95mx3.99m)

## Kitchen/Breakfast Room

22'3x11'7 maximum (6.78mx3.53m maximum)

## Utility Room

4'8x15'6 (1.42mx4.72m)

## Garage

17'8x15'7 (5.38mx4.75m)

## Snug

15'6x10'8 (4.72mx3.25m)

## First Floor Landing

## Front Bedroom

15'4x9'9 (4.67mx2.97m)

## Side Bathroom

## Rear Bedroom

13'2x9'8 (4.01mx2.95m)

## Front Bedroom

10'11x9'3 (3.33mx2.82m)

## Front Bedroom

12'5x8'3 (3.78mx2.51m)

## Bedroom

12'11x10'5 (3.94mx3.18m)

## Dressing Area

12'6x4'8 (3.81mx1.42m)

## Front Bathroom

10'5x10'1 (3.18mx3.07m)

## Bedroom

11'11x11'3 (3.63mx3.43m)

## Dressing Room

11'6x5'1 (3.51mx1.55m)

## Outside

## Garden

## Paddock

## Stable Block



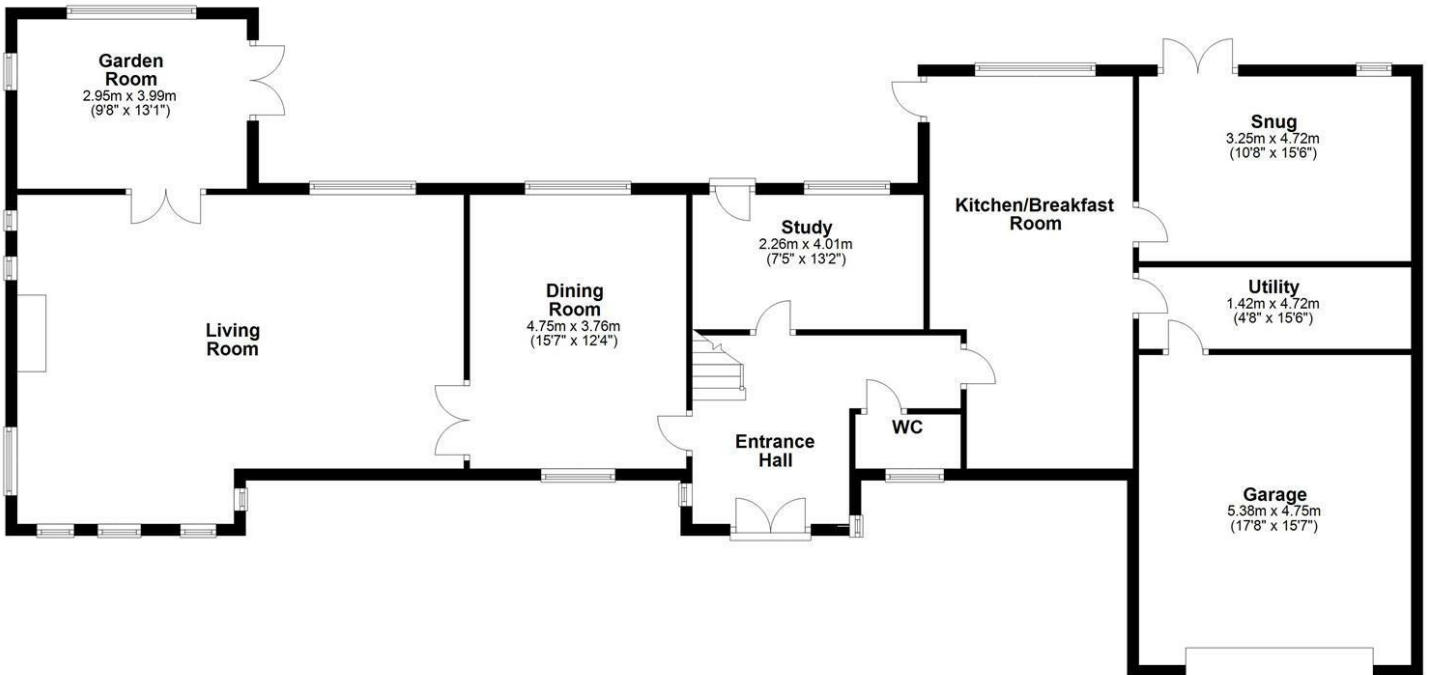
Directions



Floor Plan

**Ground Floor**

Approx. 160.0 sq. metres (1722.6 sq. feet)



Total area: approx. 296.0 sq. metres (3186.5 sq. feet)

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

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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>			
(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	