

Trent Lane, Newton Solney, DE15 0SF
Asking Price £1,200,000





This exceptional four bedroom detached home blends timeless charm with thoughtful, quality craftsmanship throughout. With striking Tudor-style half-timbered elevations, beautifully landscaped gardens, and a sweeping cobbled driveway, the property enjoys a peaceful and private position in one of the area's most sought-after village locations. The accommodation extends across multiple reception rooms, offering flexibility for family life or entertaining, while the outside space includes manicured lawns, formal seating terraces, and far-reaching views across open countryside. A detached garage and ample off-street parking complete this rare and handsome home.



Accommodation

Ground Floor

Entering into a generous central hallway, the character of the home is evident with timber features, panelled doors, and access to the principal rooms. To the right is a spacious office with dual-aspect windows including a beautiful bay to the front elevation, ideal for home working or a private reading room. Adjacent sits the WC, fitted with a low-level WC and wash hand basin.

The living room lies to the rear and features a statement bay window overlooking the garden and an elegant fireplace at its heart, offering a warm and inviting setting for relaxing or entertaining. Flowing through an opening to the snug, this additional reception space is perfect for informal seating or as a reading nook, and connects directly to the dining room at the rear of the property. The dining room enjoys an abundance of natural light from dual aspect windows to the rear and side elevations, creating an excellent atmosphere for family meals or entertaining.

At the heart of the home is the impressive kitchen diner, fitted with a range of units and extensive workspace, positioned to take advantage of views out to the rear garden. There is ample room for a large dining table, making this an ideal family hub. An opening leads into the garden room, which features french doors providing direct access to the rear patio—perfect for indoor-outdoor living. A door from the kitchen also leads through to a spacious utility room with additional units and



appliance space, as well as external access.

First Floor

The staircase rises from the hallway to a light and airy landing, with access to four double bedrooms and the family bathroom. The master bedroom, positioned to the rear, benefits from a walk-in wardrobe and a well-proportioned en-suite shower room. A second generous double bedroom at the opposite end of the landing also boasts an en-suite, while the third and fourth double







bedrooms offer views over the gardens and beyond.

The family bathroom features a three-piece suite including a panelled bath with shower over, wash hand basin, and low-level WC, all complemented by tasteful tiling.

Outside

The gardens are a true highlight of this home. Landscaped with a combination of shaped lawns, mature trees, and established borders, the outdoor space wraps around the property, offering various areas to relax, entertain, or simply enjoy the surroundings. A large stone-paved patio to the rear offers an excellent space for outdoor dining, with a seating area tucked to one side for evening relaxation. The garden is enclosed by a mix of hedging and fencing, with far-reaching views beyond adding to the sense of privacy and tranquillity.



To the front, a wide lawned garden with ornamental planting and a curved stone pathway enhances kerb appeal, while the cobbled driveway provides off-street parking for several vehicles and leads to the detached garage with up-and-over door.













Floor 0



Floor 1

Approximate total area⁽¹⁾

227.87 m²

2452.8 ft²

Reduced headroom

1.05 m²

11.31 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC 