



Beautiful 5 bedroom detached country home

Rydeware House, 5 Woolstitch Park, Clifton Road, Netherseal

Guide £1,400,000 Freehold



Exclusive development of 5 houses • Approaching 4000sq ft of accommodation • Versatile living arrangement • Five bedrooms, two en suite • Generous 0.6 acre plot • Recently fitted deVOL kitchen

Location

Netherseal is a small village situated 4 miles south of Swadlincote and is just 3 miles from the M42/A42 providing access to large regional and national centres including, Nottingham, Derby, Leicester and Birmingham. Amenities within the village include a convenience store, tennis club, village hall, a public house and a sports club. Ashby-de-la-Zouch, 7 miles from the property offers a wider selection of facilities, independent and national chain stores and a choice of supermarkets. The Netherseal St Peter's primary school provides education to pupils aged 5-11, with nearby independent schools to include Repton (12 miles away) and Twycross House School (8 miles away).

Description

Rydeware House forms part of an exclusive high quality development of just 5 dwellings enjoying generous plots, just outside the historic village of Netherseal. It enjoys a fine setting off a quiet lane leading out of the centre of Netherseal Village and has wonderful open views to the east aspect.

Offering a great degree of flexibility, the house enjoys underfloor heating throughout with individual room controls, an integral fire alarm system and high speed fibre broadband. Vaulted ceilings and attractive exposed beams are a common theme throughout the house, one of many features attributing to the unique character of the property. The accommodation offers an amenable blend of open plan living and separate family space off the extensive living kitchen area which has recently been refitted to a very high standard.





Accommodation

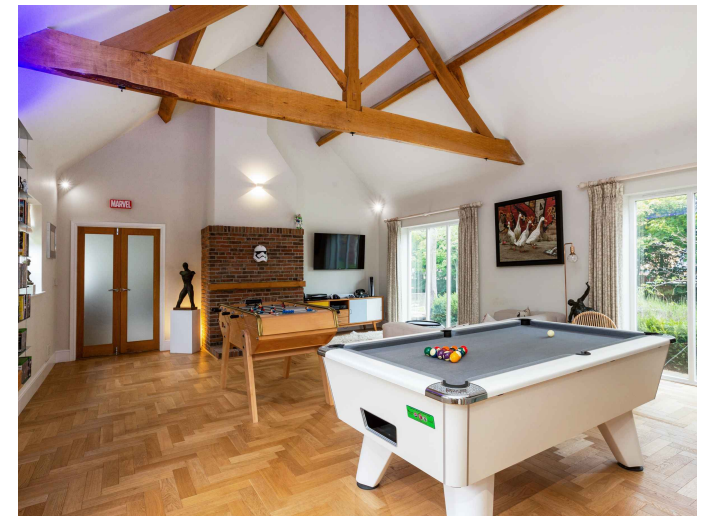
The hub of the home, a stunning, open plan living kitchen occupies the east corner of the house which has been upgraded by the owners to now hold a fine deVOL kitchen, navy in colour with light silestone work surfaces and a central chefs island with breakfast bar seating. The chefs island is fitted with a Caple wine cooler, Smeg microwave, integral bin drawers and copper lined shelving. A bank of units to the rear wall open up to a fantastic pantry cupboard as well as an integral fridge and freezer. Other appliances within the kitchen include two Smeg dishwashers, a copper sink with brass taps, a Perin & Rowe hot water tap and a light blue T5 electric Aga with 5 ovens, two hot plates, a warming plate and extractor above. There is ample space within the kitchen to accommodate a dining table and seating area. French doors lead out of the kitchen to a generous patio at the rear of the property.

An inner hall off the kitchen, also accessible to the front of the property, provides internal access to the triple garage and a utility room, fitted with deVOL cabinetry and providing space and plumbing for a washing machine and dryer. A plantroom is accessible directly off the utility room, with a door also leading out to the side garden.

Double doors lead from the kitchen into a spacious, dual aspect dining room (currently used as a sitting room) laid with a travertine tiled floor, French doors out to the rear aspect and a focal point brick built open fire with oak mantle.

Leading on from the dining room is another generous, bright reception room (currently used as a games room), also featuring a brick built open fire with two floor to ceiling picture windows to the rear and a lovely oak parquet floor.

A secondary inner hall separates the living accommodation from the bedroom accommodation. There is one double bedroom accessible directly off the hall, with the remaining four bedrooms arranged off the lower hallway. Bedroom two, a dual aspect double bedroom to the front of the property benefits a three piece en suite shower room. Bedrooms three and four are divided by the family bathroom, a contemporary suite with Porcelanosa tiles and sanitaryware to include a large shower enclosure, a fitted bath, wall mounted WC and a wall mounted wash hand basin with lower vanity cupboard. The grand, 24 foot principal bedroom displays a vaulted ceiling with exposed oak beams and enjoys a dual aspect view with French doors out a patio seating area.





There is a dressing room and three piece en suite shower room off the principal bedroom, the en suite is also fitted with Porcelanosa tiles and sanitaryware.

Outside

A private drive off Clifton Road leads to the electric entry gates of Rydeware House and on to a gravel parking area. There are three garages to the front of the property, all with electric doors and internal power and lighting, with the middle garage also fitted with a rear roller shutter door to allow access to the garden for a ride on mower.

A second double garage to the south elevation was built by the current owners in 2016 and benefits an independent driveway. There are two sets of double timber entry doors to the garage which also benefits internal power and lighting. An external staircase to the back leads to a large, well-appointed study at first floor level. The double garage and study could be converted into annexe accommodation (subject to the necessary planning consents) with its own garden space to the rear if a prospective buyer wishes to do so.

The garden to the rear of the property is predominantly laid to lawn with a mature, tree lined boundary and open countryside views to the east aspect. There are two patio seating areas, one off the principal bedroom with an adjoining lavender garden and another off the kitchen & dining room.

General Information

Tenure

Freehold

Services

Mains electricity, drainage and water are understood to be connected to the property. Oil fired central heating.

Viewing

Strictly by appointment with Savills.

Council Tax

South Derbyshire District Council – Band G.





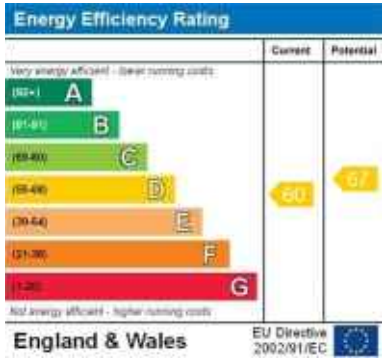


Approximate Area = 360.0 sq m / 3875 sq ft
Garage = 87.0 sq m / 936 sq ft
Total = 447.0 sq m / 4811 sq ft
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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