



Hope House, 5 Old Hall Gardens, Stoney Middleton, Derbyshire, S32 4TZ

Saxton Mee

5 Old Hall Gardens

Guide Price

£850,000

Nestled in attractive, well-established gardens & adjoining beautiful woodland & open Peak District countryside, this impressive five-bedroom detached family home enjoys a peaceful & sought-after setting in the charming village of Stoney Middleton. Ideally positioned for access to highly regarded school catchments & offering excellent commuter links to major commercial centres, the property also boasts a double garage & ample off-road parking for several vehicles.

£850,000 - £875,000 Guide Price

A particular highlight of the home is the far-reaching countryside views, which can be enjoyed from multiple aspects of the property, enhancing its serene & private feel.

The spacious & flexible living accommodation is designed for family life and entertaining. A front entrance lobby opens into a hallway with built-in storage and a cloakroom/WC. The generous sitting room features a focal fireplace and doors opening into a large conservatory, which overlooks the rear garden. A formal dining room along with a study/snug providing a space to work or relax. The breakfast kitchen is fitted with a range of units, integrated appliances & a central island, leading through to a practical utility room, a store & internal access to the attached garage.

Upstairs, the light-filled landing with a feature window leads to a luxurious master bedroom suite with a private balcony, a dressing room & an en-suite shower room. A further large double bedroom also benefits from a walk-in dressing room & en-suite shower room. Three additional bedrooms, all with fitted wardrobes, are served by a family bathroom & a separate WC.

The property is approached via a sweeping driveway that leads to the double garage, flanked on either side by beautifully stocked & mature gardens. To the rear, the generous garden features planted beds & borders, a decked seating terrace perfect for outdoor entertaining, a summer house & a timber storage shed.

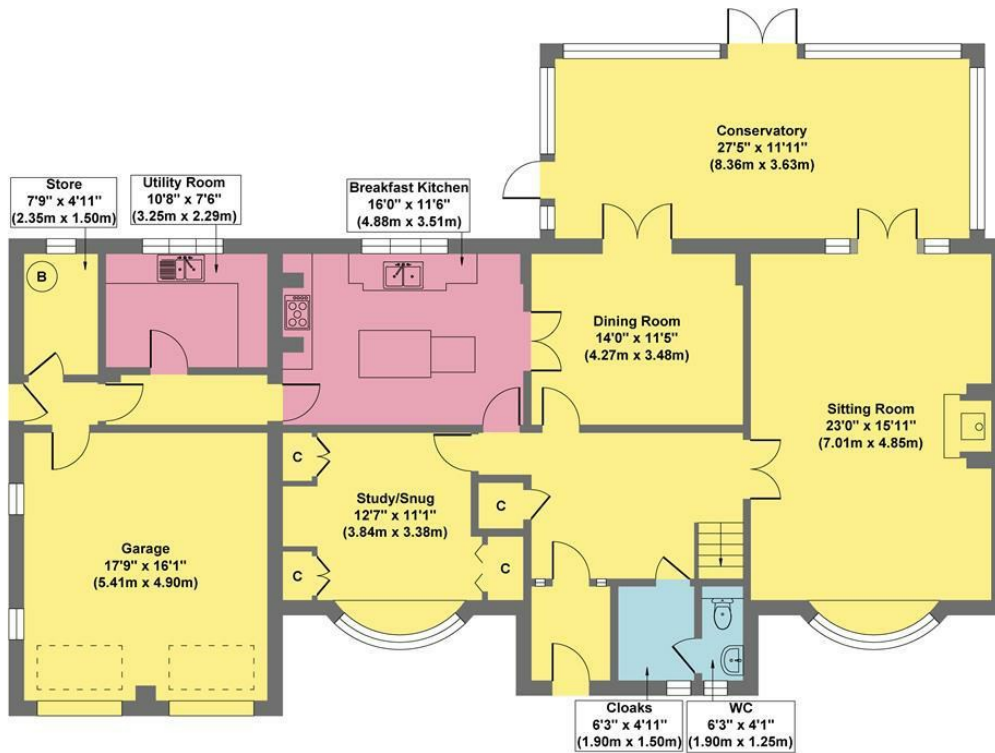


- Peaceful Setting Overlooking Woodland
- Spacious & Flexible Family Living Accommodation
- Excellent Commutable Links To Major Commercial Centres
- Within Highly Regarded School Catchment
- Easy Reach Of Shops & Amenities
- Substantial Rear Garden With Summer House
- Double Garage & Off Road Parking
- No Upward Chain
- EPC: TBC
- Viewings: Hathersage Office

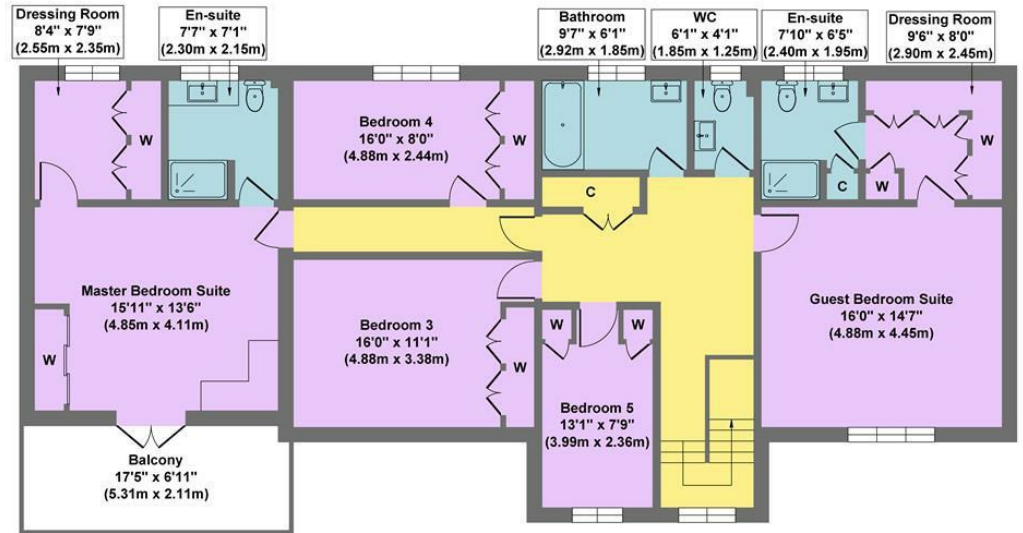




Hope House



Ground Floor
Approximate Floor Area
2028 sq.ft
(188.42 sq.m.)



First Floor
Approximate Floor Area
1521 sq.ft
(141.27 sq.m.)

Approx. Gross Internal Floor Area 3549 sq.ft / 329.69 sq.m

Illustration for identification purposes only measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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