

The Heathers

Newton Solney Staffordshire



The Heathers

Repton Road Newton Solney Derbyshire DE15 0SG

Enjoying a south facing plot overlooking uninterrupted rural views is The Heathers, an exceptional five bedroom detached residence presenting a fine example of a modern self build family home. Completed around 5 years ago, The Heathers showcases an exquisite standard of finish, with each handpicked fitting echoing the property's cohesive design throughout. With extensive accommodation both inside and out, The Heathers offers the versatility desired in modern day family life alongside a luxurious modern finish and forward-thinking services.

An impressive galleried reception hall opens into three reception rooms, a cloakroom and a large laundry, with an exceptional open plan living spaces extending across the rear. The Proform imported kitchen is completed by Neff appliances, and the living and dining area opens into a further glazed garden room providing a pleasant sheltered space to enjoy the gardens and views. A handmade mahogany staircase rises to the landing, where five double bedrooms are serviced by a family bathroom and three en suites, with the master also having a fitted walk in wardrobe, and there are both Juliette balconies and a full balcony terrace bordered by glazed balustrading. To the front is a detached double garage and ample parking, with the landscaped south facing garden extending to a generous size and housing a bespoke-built bar and a gym. Both the front and rear aspects enjoy with open farmland and countryside views adding to the idyllic position.

The specification leaves nothing to be desired, combining functionality with energy efficient installations. Under floor heating to both the ground and first floor is serviced by a Mitsubishi Air Source Heat Pump, with air-to-water plus an emersion heater for the hot water and heating, and air-to-air servicing the supplementary heating and air-conditioning. A Tesla storage battery and an EV charging point are also included in the sale. Each room benefits from independent heating controls and an integral Sonos sound system, and an Aurora smart lighting system is remotely controlled by an app or by individual kinetic switches.



Situated on the rural borders of Newton Solney, The Heathers benefits from a delightful position overlooking idyllic rural views. The village centre is a short walk away and is home to amenities including two traditional pubs and a village hall, with surrounding countryside also easily accessible for walking, cycling and equestrian pursuits. The Peak District National Park can also be reached in around 30 minutes.

Located in the village is the Newton Solney Church of England Infants, which feeds into Repton Primary school and on to the highly regarded John Port Secondary. There are excellent independent schools in the locality also including Repton and Derby Grammar.

More comprehensive amenities can be found in the nearby villages of Repton and Willington, with the market town centre of Burton being the closest for supermarkets, shopping centres, leisure centres and an array of cafes, pubs and restaurants.

Ideally located for commuters, a rail station in Willington provides links to Burton, Derby and further afield, the international airports of Birmingham and East Midlands can be reached in around 50 minutes, and the village is ideally placed for access to the A38 and A50 and national motorway network beyond.



	Village Centre & Amenities: 0 miles
	Willington Rail Station: 0 miles Burton Rail Station: 0 miles
	Derby City Centre: 0 miles Nottingham City Centre: 0 miles Tamworth Town Centre: 0 miles
	Peak District National Park: 0 miles Staffordshire Moorlands: 0 miles
	East Midlands Airport: 0 miles Manchester Airport: 0 miles

A stylish entrance door leads into the **Reception Hall**, a stunning galleried hallway with the walnut and glass staircase being the centrepiece. Doors open into the reception rooms and a Crittall style sliding door to the rear leads into the magnificent **Open Plan Living & Dining Kitchen**.

To one side is a cosy **Lounge**, having a bespoke designed media wall with TV recess, fitted storage and individual stone recesses with feature backlighting. Facing the front aspect is a fabulous **Cinema Room**, having blackout blinds and projector equipment which is included in the sale. The third reception room is a spacious **Study** or ideal playroom, having sliding doors opening out to the rear terrace and garden.

The beautifully appointed **Kitchen** imported from Proform comprises contrasting full height, wall and base units housing an inset sink with side drainer with Quooker boiling water tap, with doors also opening to a double width **Pantry** cupboard. Integrated Neff appliances include dishwasher, larder fridge, double oven, microwave, coffee machine and induction hob with recessed extractor. A window faces the side and sliding doors open out to the rear garden. Porcelain tiled flooring extends into the **Family Room**, a versatile living and dining space which in turn opens via sliding doors into the glazed **Veranda**, a stunning addition providing an extension to the entertaining space or to a sheltered living area to appreciate the idyllic outlook.

From the hallway is a large **Laundry Room**, fitted with base and full height units housing an inset sink and spaces for an American fridge freezer, washing machine and tumble dryer. A guests **Cloakroom** completes the ground floor accommodation.







The **Galleried Landing** is approached via a bespoke solid Walnut staircase with glazed inserts, overlooking the hallway below and having a feature bay window facing the front. Skylights provide plenty of natural light, and doors open into the **Five Bedrooms** and **Family Bathroom**.

The **Master Suite** is set to one side of the property, having vaulted ceilings, a stunning glazed apex and sliding doors to a Juliette balcony. A fitted **Walk in Wardrobe** provides plenty of storage space, and an **En Suite Shower Room** is finished to a superb standard having twin wash basins, a level access walk in shower and attractive contrasting tiling. Also accessible from this end of the house is the **Second Bedroom**, an ideal nursery or space to fit out as a home office or dressing room to the master suite.





The main galleried **Landing** has doors opening into the **Family Bathroom** and **Three Further Double Bedrooms**, two having en suites. Double pocket doors lead into **Bedroom Three**, the focal point of which are full height sliding doors opening out to the **Balcony** which is bordered by glazed balustrading. This versatile bedroom has an **En Suite Shower Room** and a cleverly designed drop-down double bed with fitted storage and feature lighting to either side, making this an ideal guest bedroom.

The **Fourth Bedroom** faces the rear of the property, overlooking exceptional views from the Juliette balcony and having vaulted ceilings, a glazed apex and a private **En Suite**. **Bedroom Five** is set to the front, enjoying a pleasant outlook towards open countryside. The luxurious **Family Bathroom** comprises a contemporary four piece suite having walk in shower, double ended bathtub and a statement wash basin set to vanity unit.





The Heathers is set back from the lane beyond a generous landscaped frontage, bordered by traditional estate style railings and having a generous driveway with parking for numerous vehicles as well as access into the **Detached Double Garage** via an electric entrance door. The EV charging point is included in the sale, and gated access to the side of the property leads to the rear garden. Also included in the sale is a real-time street view camera, allowing easy access onto Repton Road.

The **South Facing Rear Garden** has also been beautifully landscaped with porcelain paving raised borders and artificial lawns, aiding ease of maintenance throughout the year. There is feature exterior lighting as well as a **Large Shed with Gardeners WC** to the rear, and sliding doors open onto a superb **Garden Room**, a fully insulated and double glazed entertaining or workspace having full power, lighting and an independent water heater. The garden room is currently separated into two rooms, one being a home gym and another being a fabulous bar style entertaining space. The gardens enjoy uninterrupted views over surrounding countryside and farmland, being an idyllic space to enjoy the tranquil surroundings.



Floor Area: 3,358 ft² / 312 m²

Ground Floor

Reception Hall 7.53 x 3.2m (approx. 24'8 x 10'6)

Lounge 4.5 x 4.2m (approx. 14'9 x 13'9)

Open Plan Kitchen 6.24 x 4.7m (approx. 20'5 x 15'4)

Family Room 6.43 x 4.9m (approx. 21'3 x 16'1)

Glazed Veranda 6.82 x 2.62m (approx. 22'4 x 8'7)

Study/Playroom 4.56 x 3.8m (approx. 14'11 x 12'5)

Cinema Room 4.58 x 4.48m (approx. 15'4 x 14'8)

Utility 4.66 x 2.06m (approx. 15'3 x 6'9)

First Floor

Galleried Landing 6.67 x 3.17m (approx. 21'10 x 10'4)

Master Suite 9.83 x 4.62m (approx. 32'3 x 15'10) – max

Walk in Wardrobe 3.05 x 1.88m (approx. 9'11 x 6'2)

En Suite 2.58 x 2.04m (approx. 9'9 x 6'8)

Bedroom Two 4.45 x 3.08m (approx. 14'7 x 10'1)

En Suite 2.88 x 1.18m (approx. 9'5 x 3'10)

Balcony 6.8 x 1.92m (approx. 22'3 x 6'3)

Bedroom Three 4.5 x 4.11m (approx. 14'9 x 13'5)

Bedroom Four 4.6 x 2.88m (approx. 15'0 x 9'5)

Bedroom Five 4.18 x 4.1m (approx. 13'8 x 13'5)

Family Bathroom 2.06 x 3.4m (approx. 11'2 x 6'8)

Outside

Detached Garage 5.94m x 5.54m (approx. 19'6 x 18'2)

Games Room/Bar 4.8 x 4.22m (approx. 15'9 x 13'10)

Gym 4.22 x 2.98m (approx. 13'10 x 9'9)





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