

Forest Road Cottages

Draycott-in-the-Clay, Ashbourne, DE6 5HD

John 
German





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£345,000

Attractive traditional semi detached home with comprehensively extended, remodelled and improved ground floor accommodation occupying a fabulous semi rural plot with outstanding views to three sides.



Whether looking to move up or down the property ladder, internal inspection of this deceptively spacious home is strongly recommended to appreciate the room dimensions and layout of the accommodation set over three floors, most notably the ground floor space, retained character and its fabulous position enjoying magnificent views over the surrounding fields to three sides and the countryside in the distance.

Situated in a well regarded and semi rural location providing easy access to the surrounding villages including Marchington, Newborough and Draycott in the Clay, the towns of Uttoxeter and Burton on Trent plus the City of Lichfield which are all within easy commutable distance. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A uPVC part obscure double glazed door with a traditional canopy porch leads to the entrance hall having a useful under stairs cupboard and door to the guest's cloakroom/WC.

The delightful lounge has a chimney breast with an inset cast log burner, feature red quarry tiled floor and a front facing window providing light. Part glazed double doors open to an adaptable further reception room making an ideal family/playroom or formal dining area.

The real hub of this home is the spacious living kitchen which has a vaulted ceiling with skylights, exposed beams and A frames. The room has a lot of natural light and windows to one side enjoy fabulous views over the surrounding fields in addition to French doors opening out to the rear. A feature Yorkshire stone has under floor heating. The kitchen is fitted with a range of high gloss base and eye level units plus a larder, fitted worksurfaces, inset sink unit, two built in double ovens, hob and an integrated fridge freezer.

The light and airy side hall could easily be used as a main entrance having a tiled floor with under floor heating and wide French doors to both the front and rear elevations. A fitted work surface has an inset sink, space for appliances plus a useful built in storage cupboard. From here there is access to a log store, measuring approx. 6m². A door leads to a useful store area giving further access to the study providing a lovely working area with French doors to the front and deep windows extending to one side providing fabulous views over the surrounding fields.

To the first floor the landing has stairs rising to the second floor plus a front facing window. Doors lead to two double bedrooms both having feature cast fireplaces and views over surrounding fields and countryside beyond. The family bathroom has dual aspect windows and a white period style suite incorporating a roll top bath and claw bath with a mixer tap over.

The impressive second floor master bedroom has built in storage in the eaves and a side facing window enjoying magnificent views. Additionally there is a double shower cubicle with feature tiled splash backs.

Outside - To the rear is a hard landscaped garden ideal for seating and entertaining enjoying a huge degree of privacy and views over the adjacent fields and countryside. There is also an enclosed canopy and useful storage shed.

To the front is a garden laid to lawn with well stocked borders containing a variety of shrubs and plants enclosed to three sides. A picket gate leads to a wide tarmac driveway which provides substantial parking.

what3words: automatic.grab.genius

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water and electricity. The property has an oil fired central heating system and septic tank drainage shared with a neighbouring property. purchasers are advised to satisfy themselves as to their suitability.

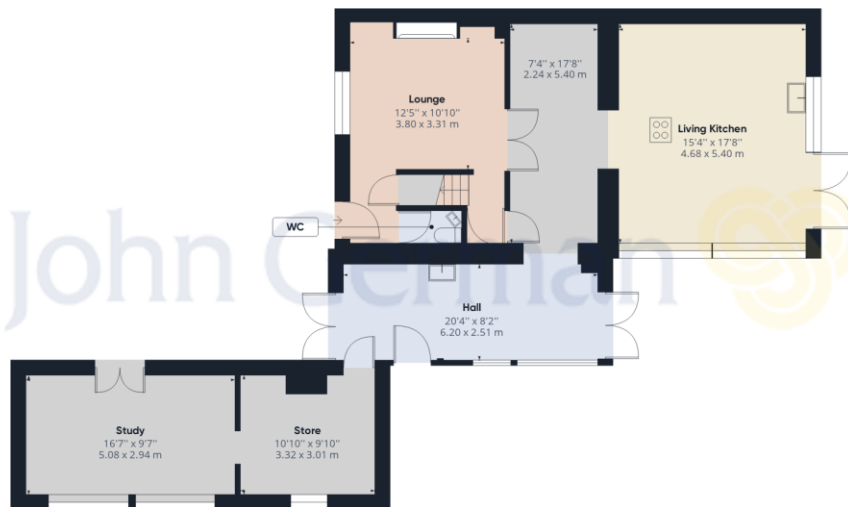
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10102023

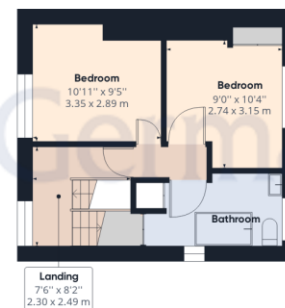
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1574.36 ft²

146.26 m²

Reduced headroom

40.72 ft²

3.78 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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