

# Moonraker

Sutton-on-the-Hill, Ashbourne, DE6 5JH

John  
German





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£575,000

Countryside home with open field views, nestled on a generous 0.20 acre plot. Features four bedrooms, two garages, and versatile living spaces. No upward chain.

An ideal family home.

Nestled in the highly sought after 'Golden Triangle' of Ashbourne, this spacious four-bedroom home offers an ideal setting for families or couples seeking a countryside lifestyle and space. Set on a generous plot of approximately 0.20 acres, the property boasts open field views that stretch endlessly from both the rear and side elevations, providing a backdrop of natural beauty and privacy. The property offers versatile accommodation options to suite a family's needs, whilst also benefitting from having two garages and ample garden space that invite the possibility of having vegetable plots and more, to suit those looking to create more self-sufficient lifestyle. There is also the potential and space to further extend the property (subject to any necessary permissions). Whether it's the potential to extend or the peaceful setting you're after, this property offers a perfect blend of comfort and opportunity in a sought-after rural location.

The property is sold with the benefit of no upward chain, oil fired central heating and uPVC double glazing throughout. Internally the property briefly comprises of reception hallway, sitting room, dining room, conservatory and kitchen. To the first floor are four bedrooms, a bathroom and separate WC.

Entering the reception hallway, there is a staircase to the first floor, a storage cupboard and doors to the sitting room and kitchen.

The sitting room has a working open cast-iron fireplace and marble hearth, built-in shelving in the chimney breast recess, a square bay window to the front and fitted shelving units.

Moving into the kitchen, it has quarry tile flooring, preparation surfaces with inset 1 ½ composite sink with adjacent drainer and mixer tap with tile splash back surround. There are a range of cupboards and drawers beneath with integrated washing machine, fridge and double Neff electric fan assisted oven and grill with four ring induction hob over and extractor. The kitchen enjoys the stunning rear aspect open field views. A door opens into the useful understairs pantry cupboard and a uPVC door opens into integral garage.

The dining room has a marble open fireplace and back boiler with marble hearth, which forms the focal point of the room, with adjacent shelving unit in the recess of the chimney breast and a sliding door into conservatory. The conservatory has uPVC windows and French doors onto rear garden, tile floor, with central heating radiators and additional electric radiators.

On the first floor landing, there are doors off to the bedrooms, bathroom, separate WC, airing cupboard housing shelving and hot water tank that can be operated via the back boiler, emersion or oil central heating. There is also a loft hatch access with a pull down loft ladder to a partially boarded loft.

The principal bedroom, which is currently utilised as a second sitting room to take advantage of fantastic elevated views, also having a triple aspect. There is also potential to easily install ensuite facilities, due to being conveniently located next to the required plumbing (purchasers are advised to carry out their own due diligence into the possibility of this).

The second and third bedroom are both doubled, both having built-in wardrobes and cupboards with the rear bedroom enjoying the open field views. The fourth bedroom has a useful overstairs storage cupboard and could also be utilised as a study or nursery.

Walking into the bathroom, it has a white suite comprising pedestal wash hand basin with hot and cold taps over, bath with taps and mains shower over and concertina shower screen. There is a separate WC situated next to the bathroom.

The property has two integral garages, with the first having an up and over door, power, lighting and Worcester oil fired boiler. At the rear of the garage is a door into a gardener's WC with wash hand basin, which measure 2.30m x 1.01m. The second integral garage has a central heating radiator, power, electric and an up and over door.

**Agents note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

**Property construction:** Brick

**Parking:** Drive & 2 garages

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Oil

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band F

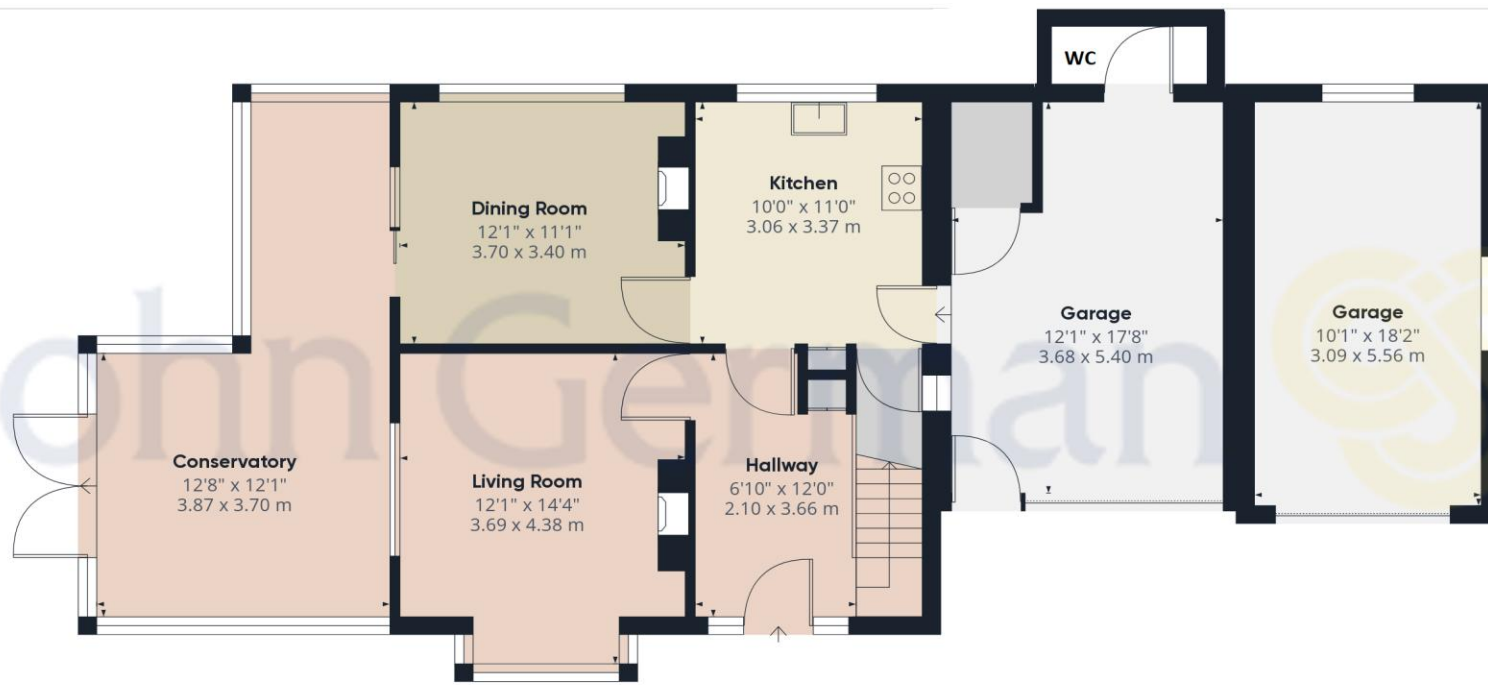
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/24042024

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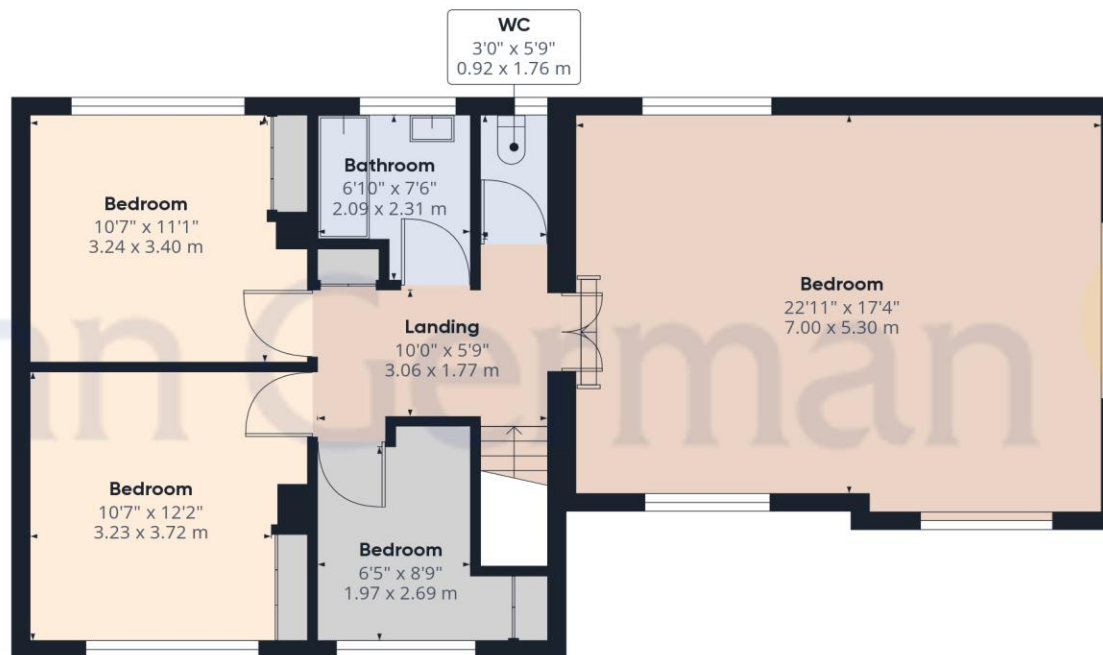


Ground Floor

Approximate total area<sup>(1)</sup>

2080.53 ft<sup>2</sup>

193.29 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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



### 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.

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**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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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