

# ODDO HOUSE

ELTON ROAD, WINSTER, MATLOCK, DERBYSHIRE



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# ODDO HOUSE

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**A fine, stone-built family house set in three acres of beautiful gardens, with a tennis court, four car garage and grazing land extending to approximately 17.5 acres.**

## ACCOMMODATION

Large entrance hall, drawing room, dining room, sitting room, kitchen/breakfast room, large office/study, master bedroom with ensuite bathroom, four further double bedrooms, family bathroom, shower room, studio bed/sitting room, cloakroom, large utility room, three attic rooms.

## AMENITIES

Sweeping private drive, hardstanding for a large number of cars, four car garage, log store, hard tennis court, vegetable garden, formal and less formal gardens extending to approximately three acres. Further grazing land extending to approximately 17.5 acres.

## DISTANCES (approximate):

Matlock (trains to Derby) - 5 miles; Bakewell - 6 miles; Chesterfield (mainline trains to London St Pancras from 1 hr 50 mins) - 12 miles; Sheffield - 23 miles; M1 (junction 28) - 15 miles; East Midlands airport - 34 miles; Manchester (international airport) - 40 miles.

## FOR SALE - FREEHOLD

GUIDE PRICE: £1,950,000 SUBJECT TO CONTRACT

**07766 565893**

[www.caudwellandco.com](http://www.caudwellandco.com)

Email: [edward@caudwellandco.com](mailto:edward@caudwellandco.com)

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## DESCRIPTION

A well-presented house constructed in 1936, that has been owned by my clients for forty-two years, which offers excellent family accommodation over two floors with three further useful attic rooms offering potential. The house has many fine original features including leaded windows, oak floors and stone and fire surrounds.

The house is approached through a pair of stone gateposts with a tree lined drive sweeping up to the front of the house which has a branch off to a rear driveway which has a large area of parking and a four-car garage.

**Ground floor:** steps lead up to the front door which opens into a large reception hall with oak flooring, this gives access to all principal ground floor rooms. The drawing room is dual aspect overlooking the gardens and has a stone fireplace, fitted bookcases flanked by low level cupboards and glass fronted display cabinets above. The sitting room is a decent size and looks over the gardens, it has a woodburner set into a stone fireplace and a door through to the dining room. The dining room is a well-proportioned room with a wood fireproof flanked by low level cupboards with glass fronted display cabinets above and a door opening into a loggia which leads onto the garden. Off the hall is a cloakroom with low level wc and hand basin. The kitchen/breakfast room has a good range of fitted wall and base units and work surfaces incorporating single bowl, single drainer stainless steel sink unit. A range of appliances includes a four oven gas fired AGA, four ring gas hob and a Neff oven. Off the kitchen is a useful pantry with fitted shelving. A door leads into a huge utility room with tiled floor, fitted units, a twin Belfast sink and doors out to the front drive and rear garden, there is great potential to incorporate this room into the kitchen.









**Half landing to first floor:** off the landing is a large boiler room with a Vaillant wall mounted gas fired boiler installed in 2021, and a pressurized hot water tank. Adjacent is the most wonderful triple aspect office overlooking the rear driveway and with a door out to a terrace overlooking the garage area.



**First floor:** Large inner landing/study area and main landing with fitted storage cupboards. Triple aspect master bedroom with lovely views over the rose garden towards the village. Good range of fitted cupboards and an ensuite bathroom with full suite comprising bath with shower over, low level wc and hand basin. Adjacent is a large double bedroom with fitted cupboards, overlooking the garden, there are three further double bedrooms, two with good, fitted cupboards. There is a family bathroom with full suite comprising panelled bath with shower over, low level w.c. and hand basin. Large shower room with double shower tray, low level w.c., hand basin and heated towel rail.



**Half landing:** originally the attic above the garage there is now a large, studio style bed/sitting room.

**Attic:** a pull-down ladder above the main landing gives access up into the attic which comprises three good sized rooms, one with windows overlooking the garden, one which was formerly a photographic 'dark room' and the third is very useful storage.

**Outside:** to the front is a decent area of hard standing for a number of cars, flanked by a lawned area and a border well stocked with a variety of shrubs and annuals. To the side, in front of the four-car garage is a further large area of hardstanding for cars. A terrace off the office has an outside, gardeners wc. To the left of the house is a very pretty rose garden which has a path leading through to a hard tennis court. To the rear of the house is an attractive area of garden mainly laid to lawn but with a large pond to one end and steps up to a log store and then through a hedge to a large croquet lawn. There is a good-sized vegetable garden with a useful garden shed. Further, less formal lawns have the driveway sweeping through them. There is approximately 17.5 acres of useful grazing land and woodland, ideal for someone with an equestrian or smallholding interest.

## SITUATION

Oddo House occupies an enviable position on the edge of the village of Winster which is well served by a local shop, village hall, two public houses, church, doctor's surgery and good local amenities together with an excellent local community. The large conurbations of Matlock and the market town of Bakewell, with their more extensive facilities are within a short drive. Sheffield, Chesterfield and Derby are also within easy reach.

## SERVICES

Mains water and electricity, gas fired central heating. Drainage to a private system.

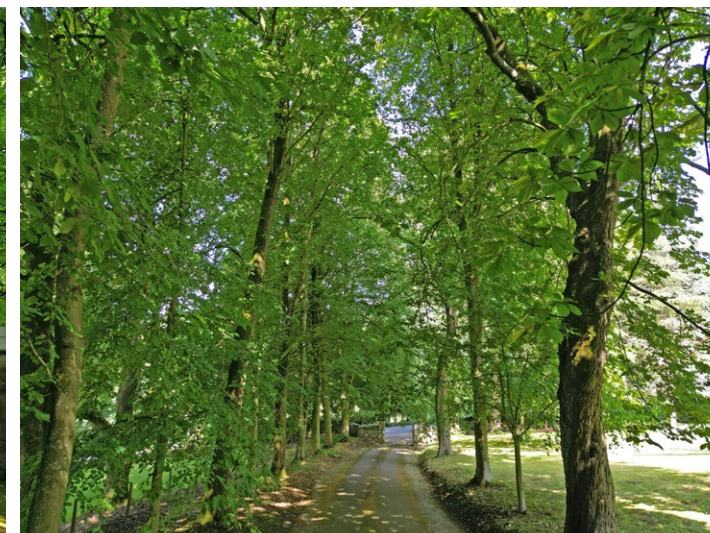
## FIXTURES AND FITTINGS

Fitted carpets, standard fixtures and fittings are included in the sale.

Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

**COUNCIL TAX:** Band G

**POSTCODE:** DE4 2DH









## DIRECTIONS

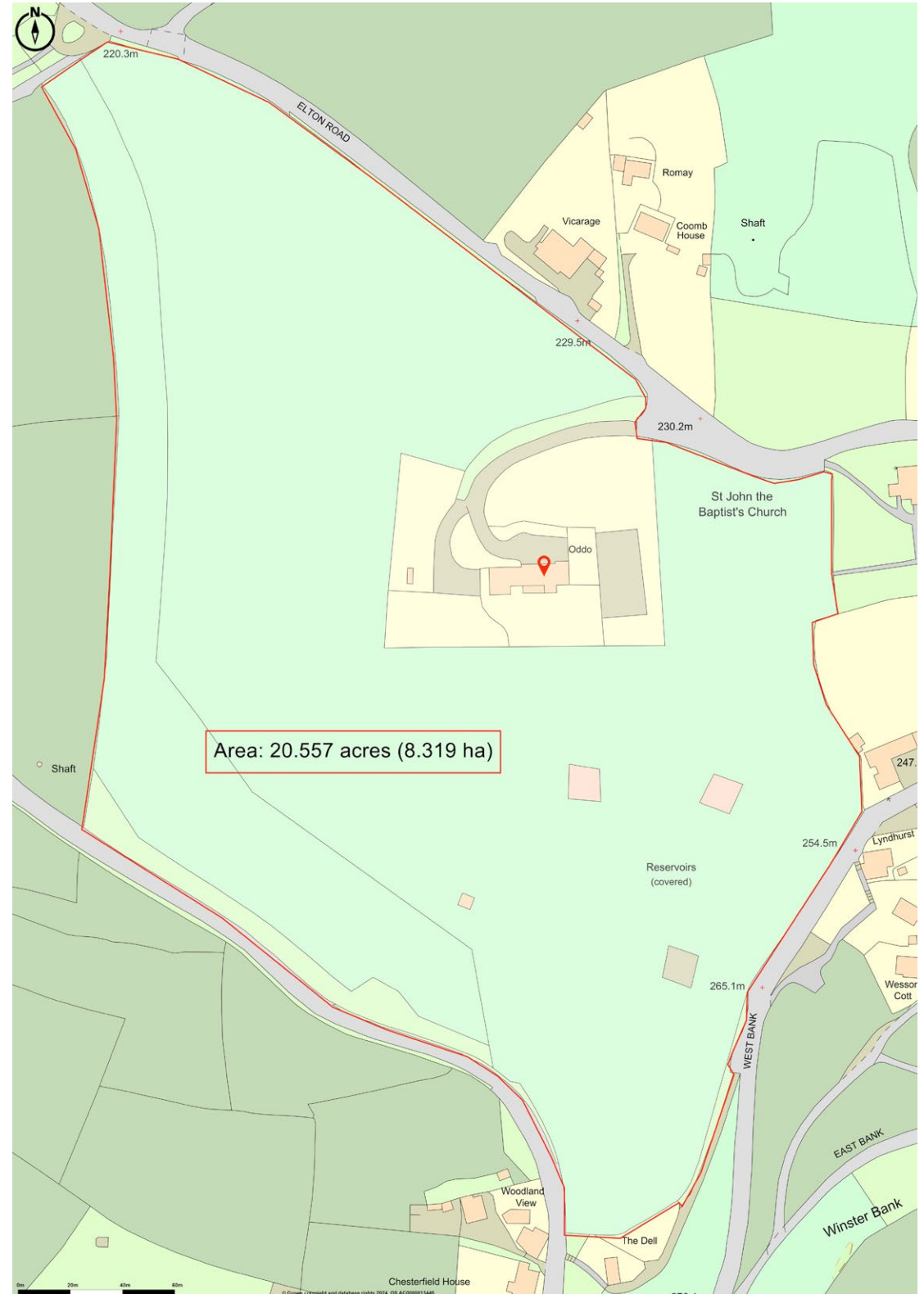
From Bakewell take the A6 in the direction of Matlock, after 2.5 miles turn right onto the B5056 towards Ashbourne, turning left again after about a mile onto the B5056. After a further 2.5 miles turn left onto the B5057, Elton Road, passing the cemetery and the gates to the house will be found on the right hand side.

## IMPORTANT NOTICE

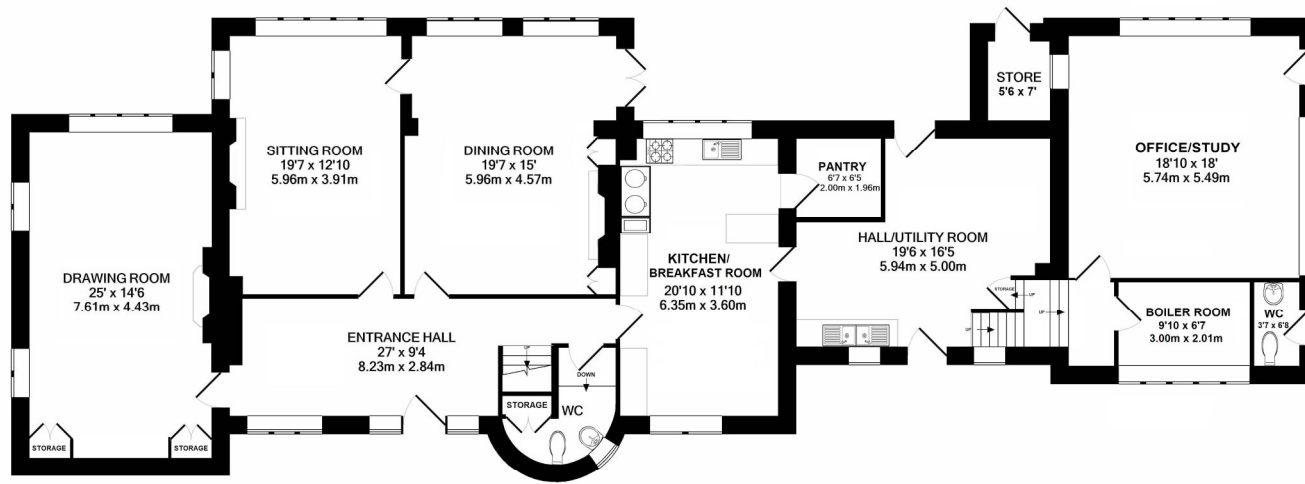
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## VIEWING

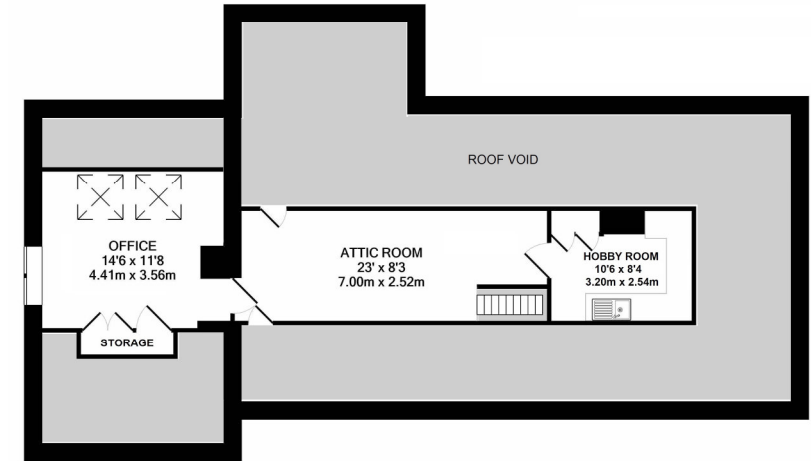
All viewing is to be strictly by appointment with Edward Caudwell, Caudwell & Co on 07766 565 893 or [edward@caudwellandco.com](mailto:edward@caudwellandco.com)



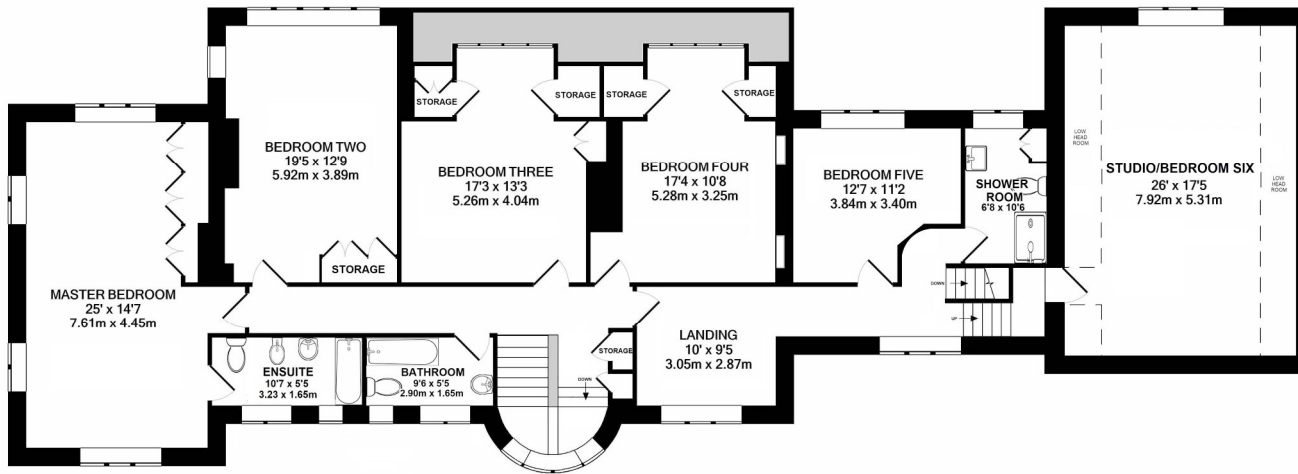
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GROUND FLOOR



ATTIC LEVEL



1ST FLOOR



GARAGE

MAIN HOUSE - 440.38 SQ.M (4,740 SQ.FT)  
 ATTIC LEVEL - 43.01 SQ.M (463 SQ.FT)  
 EXTERNAL STORE & WC - 5.85 SQ.M (63 SQ.FT)  
 GARAGE - 117.52 SQ.M (1,265 SQ.FT)  
**TOTAL - 606.76 SQ.M (6,531 SQ.FT)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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