

# Hatton Fields, Hilton

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Offers in excess of  
**£675,000**



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This property at a glance:



# Hatton Fields, Hilton



## Sam says:

"Hoon Hall Farm House really is such a beautifully presented four-bedroom detached home, I love how it's set right in the heart of the countryside, tucked away off the beaten track. The moment you arrive, you're welcomed by a striking and spacious driveway with room for several cars, plus a double garage and workshop with a power supply, ideal if you need extra space.

Walking through the archway and front garden into the porch, you step into a generous hallway. It's a great spot for coats and shoes, and I really appreciate the handy downstairs WC here too.

For me, the modernised kitchen-diner is a real highlight. The modernised kitchen units are still in keeping with the period of the home, while the windows either side ensure the room is flooded with natural light. There's plenty of space for a large dining table, and I can really picture family mealtimes here. From the kitchen, you move into the formal dining room, which feels like the perfect place to entertain guests, before retiring to the lounge. The lounge is such a comfortable space, and I can imagine sitting back and relaxing while enjoying the countryside views. There's also another reception room that's so versatile, it could easily be a home office, playroom, or snug.

My favourite room has to be the conservatory. Thanks to the solid roof, it's practical all year round, and the inglenook fireplace with its log burner makes it wonderfully cosy.

Upstairs, there are four generous double bedrooms, each with lovely views across the countryside. The main bathroom has been tastefully updated while keeping in line with the character of the home, and there's also a separate WC. One clever addition I really like is the upstairs utility space, no more carrying laundry up and down the stairs!

Set in 1/4 of an acre, the garden wraps right around the house, giving you so much space to relax, play, or entertain. And the beautiful apple tree adds a touch of charm to this already impressive outdoor area. At the back you'll find an additional space where the chickens roam freely. This house is full of character, yet has been beautifully modernised. With the great addition of the EV charger and solar panels too!"

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## Did you spot...

This fantastic home sits on  $\frac{3}{4}$  of an acre



## A message from the seller:

"We wanted to share a bit about the wonderful home that has been our dream come true and is now available for sale. It has been a truly fantastic place to raise our children, with ample space for our family, our cats, and even our chickens. At times, we even brought our son's pony home for the weekend! Summers in the garden have been delightful, and winters in the sunroom, with the log burner on, have been cozy and warm. We have had many enjoyable moments socialising with friends and family here. The house is a perfect balance of seclusion and convenience. Nicely off the beaten track but still within easy reach of everything we need. We only have one set of neighbours who run the farm next door, and they are absolutely lovely. As much as we adore this home, we have reached a point in our lives where it is time to downsize and move on. This house has brought us so much joy and we are confident it will do the same for its next owners".

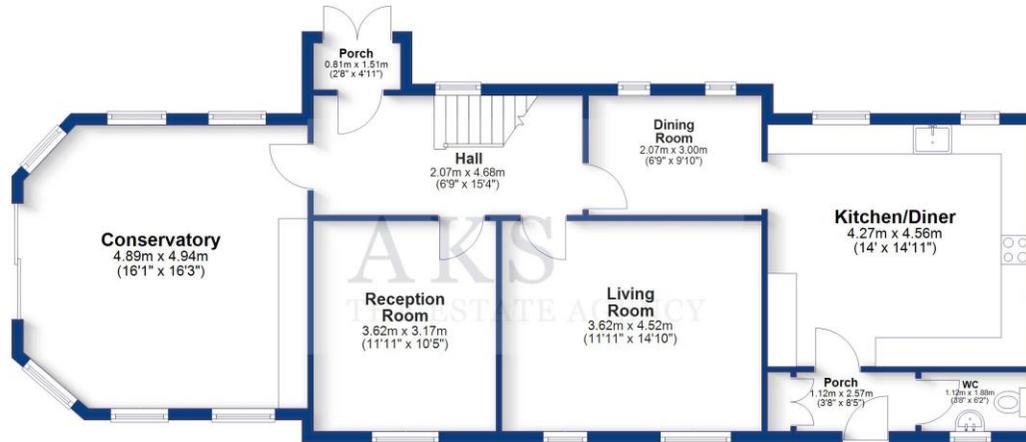
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# Floor Plan

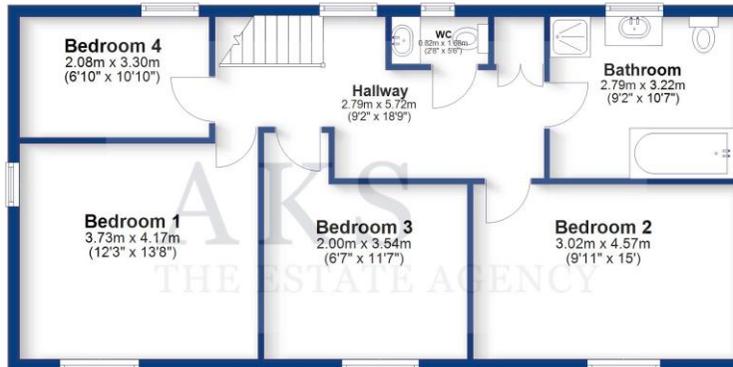
### Ground Floor

Approx. 95.6 sq. metres (1029.4 sq. feet)



### First Floor

Approx. 73.5 sq. metres (790.8 sq. feet)



Total area: approx. 169.1 sq. metres (1820.2 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Key Features:

- SPACIOUS DRIVEWAY, DOUBLE GARAGE & OUTDOOR WORKSHOP
- MODERNISED KITCHEN-DINER
- SOLID ROOF CONSERVATORY WITH INGLENOOK FIREPLACE
- WRAP AROUND GARDEN ON 3/4 ACRE
- FOUR GENEROUS DOUBLE BEDROOMS
- SMART AND SUSTAINABLE TOUCHES - EV CHARGER & SOLAR PANELS
- EPC TBC



## About the area:

The village of Hilton is a fantastic family village and has something for everyone in the family. Within Hilton there are also plenty of essential amenities including, a doctors with a pharmacy, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several hair and beauty salons, a bakery, pubs around the village, a village hall and a number of play areas for children. To the back of the village hall there is a skate park, football pitches and a tennis/football court. The buses which run through the village provide a service which goes to other local villages as well as into Derby City Centre and Burton Town Centre. It has easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the village and the A516 to Derby.



## Schools:

There are two Primary Schools, Hilton Spencer Academy and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call **01332 30 30 30**

[Click here](#) to watch the property video



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