

# Standlow Lane

Kniveton, Ashbourne, DE6 1QZ

John German









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£700,000

Immaculately presented stone built detached home of approx 3,000 sq ft in an executive Kniveton development. Five double bedrooms, five bathrooms, two reception rooms and garden room, gated driveway, double garage, low maintenance garden and full fibre broadband.





Cressbrook House is an immaculately presented, stone built detached home forming part of a small executive development on five houses, within the sought after village of Kniveton. Extending to approximately 3,000 sq ft of gross internal floor area, the property offers generous and well planned accommodation, ideally suited to family living. With five double bedrooms and five bathrooms, it provides excellent space and privacy for older children or visiting guests. The house is maintained to a high standard throughout and benefits from full fibre to the property, making it well suited for home working.

The ground floor includes two large reception rooms along with a substantial garden room, creating flexible living and entertaining space. Outside, the low maintenance garden is designed for ease of upkeep while remaining ideal for socialising and outdoor dining. A gated driveway with electric gates provides secure off street parking and leads to a double garage. The property occupies a popular location on the edge of the village, close to Carsington Water and surrounding countryside, while remaining well placed for local road links.

The reception hallway features solid oak flooring and provides access to the dining kitchen, dining room, sitting room and guest cloakroom. Staircase to the first floor and there is a useful understairs storage cupboard.

The sitting room continues the oak flooring and centres around a stone fireplace with inset log burner and stone hearth. Double glazed French doors lead through to the garden room. The dining room also has oak flooring and French doors, creating a good connection between the main reception spaces.

The garden room is a bright and versatile space, well suited to entertaining, particularly during the summer months. It has tiled flooring and wooden doors opening directly onto the rear garden.

The dining kitchen is well appointed with quartz work surfaces, an inset double sink with drainer and chrome mixer tap, and tiled splashbacks. There is a range of cupboards and drawers, an integrated AEG dishwasher, space for a freestanding fridge freezer, recycling drawer, integrated AEG double oven and grill, microwave and warming drawer. Wall mounted cupboards provide further storage. A matching central island incorporates a breakfast seating area, drawers, integrated beer fridge and AEG five ring induction hob with extractor above. The kitchen benefits from electric underfloor heating. There is also a most useful pantry cupboard.

The utility room continues the quartz work surfaces and includes a stainless steel sink with drainer and mixer tap, storage cupboards, a chrome ladder style heated towel rail, side access door and electric underfloor heating.

The guest cloakroom is fitted with a circular Villeroy & Boch basin set on vanity units, wall hung WC and a chrome ladder style heated towel rail.

The first floor landing gives access to the main bedrooms and includes a staircase to the second floor. The principal suite is a generous and well designed space, comprising a large double bedroom with dual aspect windows and additional roof windows. The main ensuite bathroom is fitted with tiled flooring and electric underfloor heating, twin wash basins with vanity units, bidet, WC, double shower enclosure with rainfall shower and a corner Jacuzzi bath. A separate dressing room is fitted with wardrobes and a dressing table and enjoys elevated countryside views. There is also access to a second wet room with wash hand basin, WC, mains shower and electric underfloor heating.

The second bedroom is a large double room with dual aspect windows, fitted wardrobes and elevated countryside

views. It benefits from its own ensuite, fitted with a wash hand basin, WC, bath with mains rainfall shower over, chrome heated towel rail, extractor fan and electric underfloor heating. The third bedroom is also a double room with rear views and an ensuite comprising a wash hand basin, WC, corner shower unit with mains shower, extractor fan and electric underfloor heating.

The second floor landing provides access to the remaining bedrooms and bathroom, with built in cupboards housing storage and the hot water tanks. The fourth bedroom is a double room with triple aspect windows, roof window and loft hatch access. The fifth bedroom is another double with dual aspect windows, built in wardrobes and loft hatch access. The family bathroom is fitted with a wash hand basin, WC and jacuzzi bath with shower over.

To the front of the property is a substantial block paved driveway with electric gates, providing off street parking for multiple vehicles and leading to the double garage. The garage has an electric roller door and is fitted with granite work surfaces, cupboards, drawers, the boiler and central vacuum system.

To the rear is a modern landscaped garden with porcelain tiled patio seating area, raised planters and wooden screening, creating a low maintenance and well enclosed space ideal for outdoor entertaining. The garden adjoins open fields and enjoys far reaching countryside views.

Please note that during construction a property defect was identified which required underpinning. This was carried out by the original owner, and the current owners are able to obtain standard buildings insurance for the property.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Mains      **Parking:** Driveway & double garage

**Electricity supply:** Mains      **Water supply:** Mains

**Sewerage:** Mains      **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:** Derbyshire Dales District Council / Tax Band G

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

**Our Ref:** JGA11022026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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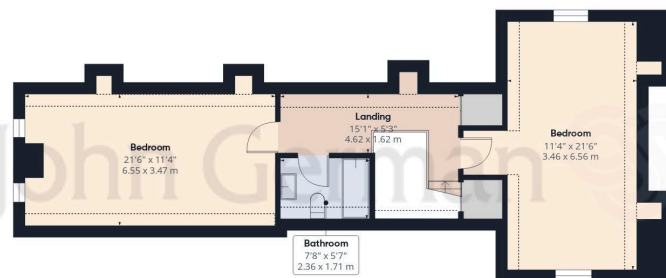












Approximate total area<sup>(1)</sup>

3555 ft<sup>2</sup>

330.3 m<sup>2</sup>

Reduced headroom

174 ft<sup>2</sup>

16.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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