

Lady Meadows

Oak Road, Denstone, ST14 5HT

John
German





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Prices from £370,000

Exclusive development of only five individually designed and built homes currently being fitted out, to be appointed and finished to a superior standard, situated on the edge of the highly desirable village of Denstone.

Consideration of this exclusive courtyard style development is strongly recommended, built and designed in the style of a traditional farmyard with a principal house and surrounding barns, the properties will each have their own features, all completed to a high specification and with quality kitchens and appliances, heating via air source heat pump systems, quality sanitary ware with fully tiled bathrooms and en suites with shower. Each house also has a generous loft space.

Located on the edge of the picturesque and sought-after village of Denstone, amenities within walking distance include a First school, tennis courts and bowling green, The Tavern public house and restaurant, an active village hall and the Award Winning Denstone Farm Shop. Walks through the beautiful surrounding countryside towards Dimmingsdale and Oakamoor are nearby, as are the world headquarters of JCB. The well regarded private schools of Denstone College and Abbotsholme are also closeby.

The towns of Uttoxeter and Ashbourne are both within easy commutable distance as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Properties

Plot 1 - Detached barn conversion style, approximately 1200 sq.ft (tbc). Three bedrooms, en suite to master. Guide Price £380,000.

Plot 2 - Double fronted farmhouse style residence, approximately 1700 sq.ft (tbc). Four bedrooms, two en suites, integral garage. Guide Price £535,000.

Plot 3 - Semi detached brick built barn conversion style, approximately 1200 sq.ft (tbc). Three bedrooms, one en suite. Guide Price £370,000.

Plot 4 - Semi detached brick built barn conversion style, approximately 1600 sq.ft (tbc). Four bedrooms, one en suite, double carport. Guide Price £480,000.

Plot 5 - Detached barn conversion style, approximately 900 sq.ft (tbc). Two bedrooms, en suite. SSTC.

All properties will come with integrated kitchens with appliances by Creative Interiors of Derby, under floor heating to the ground floor and radiators upstairs, gardens and off road parking.

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

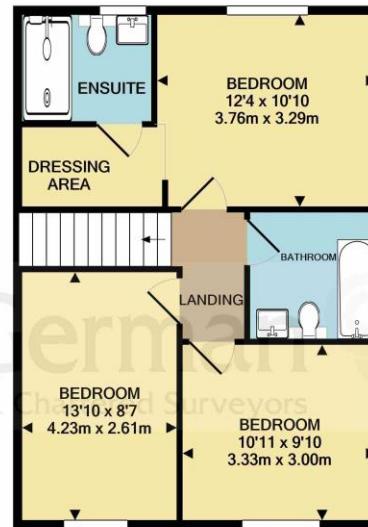
Services: Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Our Ref: JGA/23122020

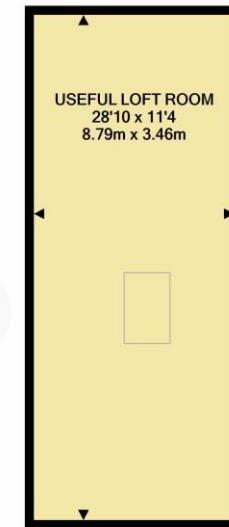
Plot 1



PLOT 1 - GROUND FLOOR



PLOT 1 - 1ST FLOOR



PLOT 1 - LOFT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and 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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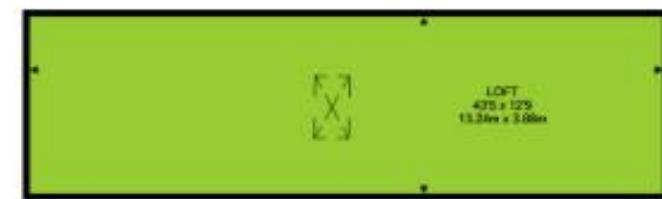
Plot 2



GROUND FLOOR



1ST FLOOR



LOFT

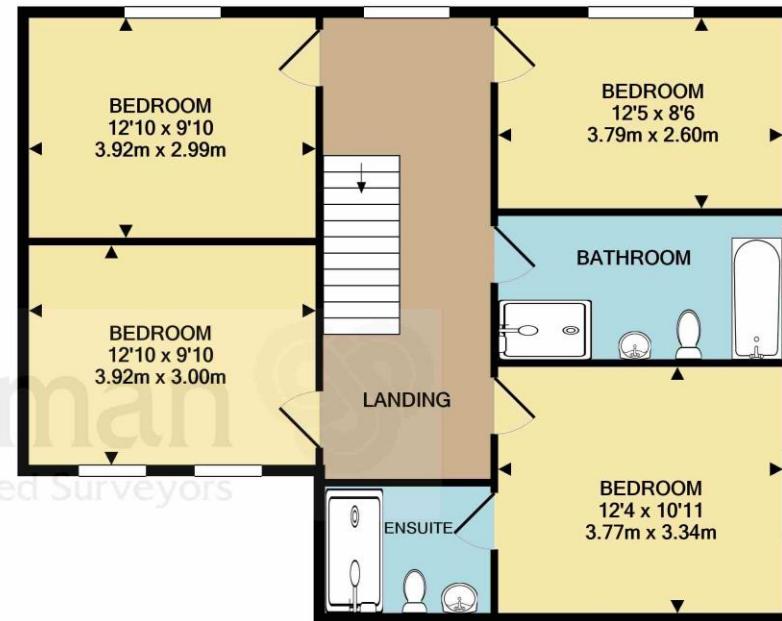
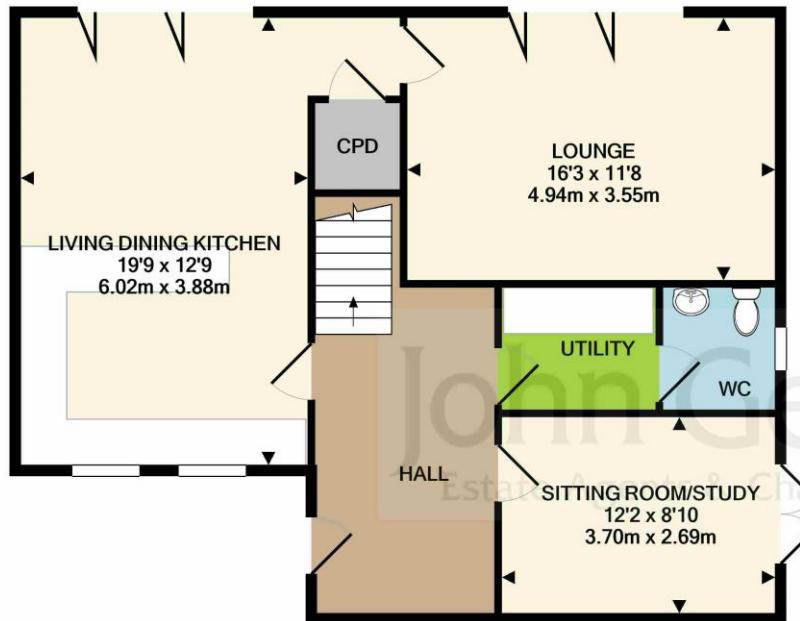
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Plot 3



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Plot 4



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Floor Plan Clause

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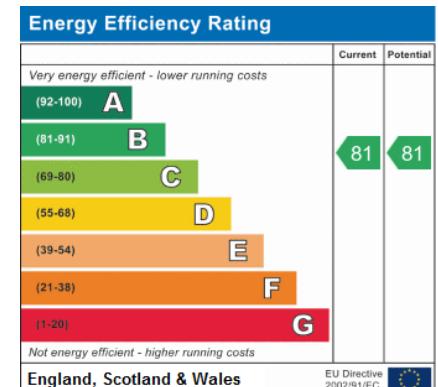
Agents' Notes

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.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

PREDICTED EPC GRAPH FOR UNIT 1



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