



**The Paddock  
Stubby Lane  
Draycott-In-The-  
Clay  
Ashbourne  
Staffordshire  
DE6 5BX**

**Price £550,000**

- LOVELY VIEWS
- GENEROUS PLOT with land to the front, side, and rear.
- OIL FIRED CENTRAL HEATING
- LIGHT AND AIRY LOUNGE
- SEPARATE DINING ROOM
- CLOAKROOM WITH SEPARATE W.C.
- FOUR BEDROOMS
- SHOWER ROOM
- DRIVE, GARDEN AND GARAGE



## GENERAL INFORMATION

### THE PROPERTY

Scargill Mann & Co are delighted to offer for sale this lovely four-bedroom family home with stunning views over the countryside. This generous plot offers a generous frontage with a lawn and drive leading to the garage and gates to each side of the house out to the mature rear garden, where picturesque views can be enjoyed. A paddock to the side is also included in the sale.

The accommodation has oil-fired central heating with an entrance porch leading into the hallway, a spacious lounge with windows to three aspects offering lots of light, a separate dining room having stairs off to the first floor and patio doors out into the conservatory with its log burner, a breakfast kitchen, separate cloakroom with a W.C. off and door into the garage.

On the first floor are four bedrooms and a shower room.





## LOCATION

Draycott in the Clay is a favoured village location with popular public inns and eateries, a village shop, and a well-regarded primary school. There is excellent travel via the A50 to the A38 and Uttoxeter, Stoke on Trent, Derby, Nottingham, Birmingham and Lichfield. The nearby market towns of Burton upon Trent, Ashbourne and Uttoxeter offer shopping and leisure facilities.

## ACCOMMODATION

Entrance door opening through to entrance porch.

## ENTRANCE PORCH

2.72m width x 2.10m (8'11" width x 6'10" )  
Has tiled flooring, ceiling light point, glazed window and entrance door opening through to hallway.

## HALLWAY

2.49m x 2.30m to back wall (8'2" x 7'6" to back wall)  
Has door to dining room, door to cloakroom and a further door opening through to the spacious sitting room.

## SITTING ROOM

6.36m x 4.07m into chimney breast 3.61m (20'10" x 13'4" into chimney breast 11'10")  
Has coving to ceiling, ceiling light points, windows to the side aspect, front aspect and a further window into the entrance porch, radiator, stone fire surround with timber mantle with electric fire inset.

## DINING ROOM

3.61m x 4.02m to patio door (11'10" x 13'2" to patio door)  
Has stairs off to first floor, door to kitchen and sliding patio doors out to the conservatory.

## CONSERVATORY

3.24m x 3.97m (10'7" x 13'0")  
Has French doors opening out onto the garden and windows that offer lovely views, there is a tiled floor and a multi fuel burner.

## KITCHEN

4.12m to window x 2.63m min 3.84m max (13'6" to window x 8'7" min 12'7" max)  
Is fitted with a range of base cupboards, matching wall mounted cabinets and dresser unit, work tops incorporate a four ring electric hob, a one and a quarter stainless steel sink and extends to create a breakfast bar. There is an integrated washing machine, fridge, Neff oven and the domestic hot water and central heating oil boiler is housed here.

## GUEST CLOAKROOM

2.54m x 2.47m 1.58m min (8'3" x 8'1" 5'2" min)  
Is fitted with a range of vanity units with





storage, worktops incorporate a hand wash basin with mixer taps, there is an obscure window to the rear aspect, coving to ceiling, radiator, door to garage, door to hall and a further door opening through to the W.C.

W.C.

0.77m x 1.52m (2'6" x 4'11" )

Has an obscure window to the rear aspect and fitted W.C.

FIRST FLOOR

LANDING

0.84m x 3.18m (2'9" x 10'5" )

Has all doors leading off:

BEDROOM ONE

3.61m to the wardrobe fronts x 3.64m (11'10" to the wardrobe fronts x 11'11")

Has a window to the front aspect, radiator and is fitted with a range of built in wardrobes, over head cabinets, matching dressing tables and bed side cabinets, there is a ceiling light point and radiator.

BEDROOM TWO

3.65m x 3.09m to window (11'11" x 10'1" to window )

Has a window out to the rear aspect offering stunning views over rolling countryside and is fitted with a range of built in wardrobes and shelving units, with radiator, coving to ceiling and ceiling light point.

BEDROOM THREE

2.65m x 2.63m to window (8'8" x 8'7" to window )

Has a window to the side aspect, radiator, coving to ceiling, ceiling light point and a range of built in wardrobes providing hanging space and shelving.

BEDROOM FOUR

2.63m to window x 2.16m (8'7" to window x 7'1")

Has a window to the side aspect, radiator, coving to ceiling and ceiling light point.

FAMILY SHOWER ROOM

1.65m x 2.57m into rear of shower (5'4" x 8'5" into rear of shower)

Is fitted with a range of vanity units that incorporate storage with hand wash basin inset and fitted W.C., there are glass shelves, large shower with bi fold doors, obscure window to the side aspect and recessed ceiling down lights.

OUTSIDE

The property sits attractively back off Stubby Lane, behind a good-sized formal lawn with a block paved driveway leading to a double garage. To the rear of the property is a garden that is enclosed via hedging and post rail fencing, giving lovely views over the adjacent countryside. It is predominantly laid to lawn with mature herbaceous borders and trees. There is a large patio area ideal for entertaining, and a further piece of paddock to the side of the property that does have a right of way over it. Please see the agent's notes for additional information.

GARAGE - STORAGE AREA

2.49m x 3.38m (8'2" x 11'1" )

The garage has been petitioned off but could easily be returned back to a full double garage but the storage area which has been created has power and light.

GARAGE

5.32m max 2.87m x 5.47m max length 2m (17'5" max 9'4" x 17'11" max length 6'6")

Has a remote up and over door, power and light.



#### AGENTS NOTE

We draw a potential buyer's attention to a covenant on the property that states: Any additional building at the property will require specifications and plans drawn up and directed to another land owner for their approval and written consent.

We also advise that the paddock to the side does have a right of way for ramblers and the adjacent land owner for their paddock. A covenant on this piece of land also exists stating that no dwelling can be built on it.

Do not hesitate to contact the selling agent regarding any of this information should you require clarification on any of the above.

#### TENURE

**FREEHOLD** - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### COUNCIL TAX BAND

East Staffordshire Borough Council- Band F

#### CONSTRUCTION

Standard Brick Construction

#### CURRENT UTILITY SUPPLIERS

Electric - Eon

Oil

Water - Mains - South Staffs

Sewage - Mains

Broadband supplier - BT

#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

#### SCHOOLS

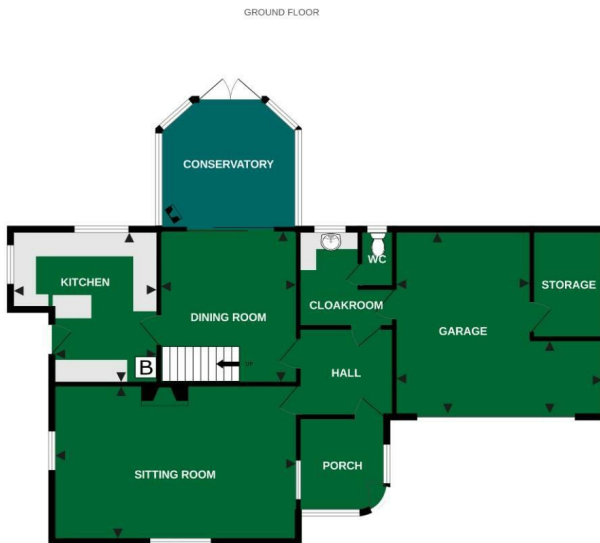
<https://www.staffordshire.gov.uk/Education/Schools/normal-area-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

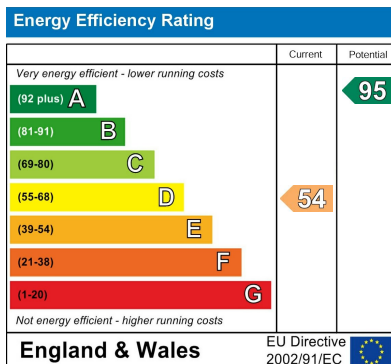
<http://www.derbyshire.gov.uk/>

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 09/2024) A



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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