

**4 Milton Road
Repton
Derby
DE65 6FZ**

Price £625,000



- COTTAGE OF CHARM AND CHARACTER
- SITTING ROOM, STUDY AND DINING ROOM
- BREAKFAST KITCHEN
- PERIOD STYLE CONSERVATORY
- FOUR BEDROOMS
- BATHROOM AND JACK AND JILL BATHROOM
- INGLENOOK FIREPLACE
- GARDEN
- DRIVEWAY
- SITTING IN THE CONSERVATION AREA

GENERAL INFORMATION

THE PROPERTY

Sitting within the picturesque conservation area of Milton Road in the historic village of Repton, Derby, this delightful detached cottage presents a splendid opportunity for those seeking a harmonious blend of historical charm and modern living. With origins dating back over 200 years, the property has been thoughtfully extended to create a spacious four-bedroom residence with a five-piece family bathroom and a convenient Jack and Jill bathroom, making it ideal for families or individuals searching for a character home.

Upon entering, one is welcomed by a generously sized hallway that leads to three inviting reception rooms, each offering character. The lovely breakfast kitchen is perfect for casual dining, while the period-style conservatory offers a serene space to enjoy the garden views. The cottage is equipped with gas central heating, ensuring a cosy atmosphere throughout the well-proportioned accommodation. Revealed beams and an inglenook fireplace further enhance the property's unique character.

Outside, the property boasts a driveway for parking and a charming garden laid to lawn, with mature trees and herbaceous borders, providing a delightful outdoor space for relaxation and enjoyment.





This cottage is not merely a home; it is a piece of history, offering a unique lifestyle within a vibrant community.

LOCATION

Repton has a rich history, once serving as the capital of Mercia. The village offers a variety of amenities, including popular public inns, eateries, a post office, a convenience store, and a butcher. The village is also served by a popular village hall with a cafe and a stunning church. Families will appreciate the excellent educational facilities, including St Wystan's School and the esteemed Repton School. Furthermore, the property benefits from excellent transport links to the A38 and A50, a nearby train station in Willington, and essential services such as a supermarket, doctors, dentist, and pharmacy.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

2.62m max 2.08m min x 8.76m (8'7" max 6'9" min x 28'8")

This large welcoming hallway has lovely slate effect tiled floors, stairs off to first floor, useful under stairs storage cupboard and doors leading off to:

LOUNGE

4.48m to window x 4.31m into chimney (14'8" to window x 14'1" into chimney)

Has sash style windows to the front aspect, ingle nook fire place with multi log burner inset and sat on a tiled hearth, there are exposed beams to the ceiling, radiator and ceiling light point.

DINING ROOM

2.86m into chimney x 4.47m (9'4" into chimney x 14'7")

Has a sash window to the front aspect, exposed beams to ceiling, radiator and ceiling light point.

STUDY

2.70m into chimney x 4.49m to window (8'10" into chimney x 14'8" to window)

Has a sash window to the front aspect, exposed timber ceiling, ceiling light point and radiator.

DINING KITCHEN

4.08m width x 5.43m (13'4" width x 17'9")

Is fitted with a range of bespoke hand built base cupboards, drawers, wall mountd cabinets and glass display units, work tops are inset with a four ring gas hob and double stainless steel sink with side drainer, integrated appliances include a Bosch oven and microwave, Bosch dishwasher and there is space for a large American style fridge freezer, a sash style window looks out over the rear garden, further sash window looks out over the patio and double doors open up into the conservatory.



CONSERVATORY

3.41m max x 3.47m (11'2" max x 11'4")

Has two sets of French doors leading out into the rear garden, recessed ceiling down lights and tiled flooring.

COMBINED UTILITY WITH W.C.

1.71m x 2.10m width (5'7" x 6'10" width)

Has a continuation of the slate style flooring from the hallway, there is a ceiling light point, plumbing for washing machine, space for tumble dryer, there is a wall mounted hand wash basin with tiled splashbacks and WC.

FIRST FLOOR ACCOMMODATION

Stairs rise to the first floor landing which then splits off leading to the main landing area:

LANDING

2.07m width x 5.89m length (6'9" width x 19'3" length)

Leading to bedrooms two, three, four and bathroom

BEDROOM TWO

4.34m into chimney x 4.37m (14'2" into chimney x 14'4")

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

BEDROOM THREE

2.67m x 4.60m to window (8'9" x 15'1" to window)

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

BEDROOM FOUR

2.69m x 4.52m to window (8'9" x 14'9" to window)

Has a window to the front aspect, radiator, ceiling light point and built in storage cupboard with shelving.

BATHROOM

2.54m to the wall x 3.15m to shower front (8'3" to the wall x 10'4" to shower front)

Fitted in a period style and has a rolled top bath with period style mixer taps and shower over, pedestal hand wash basin, bidet, W.C. and large fully tiled shower enclosure with dual heads, there is attractive wood panelling to the walls, window to the rear aspect and radiator.

LANDING

Leading in the opposite direction to bedroom one:

BEDROOM ONE

3.84m x 4.60m (12'7" x 15'1")

Has one window looking out over the rear aspect, two windows looking out to the side aspect, radiator, wall light points and a door leads through to a Jack and Jill bathroom.

JACK AND JILL BATHROOM

3.74m x 1.58m (12'3" x 5'2")

Has a door leading out onto the landing, panelled bath with period style mixer taps with shower attachments, separate Triton electric shower with bi fold screen, W.C. and pedestal hand wash basin, there are tiled surrounds, recessed ceiling down lights and extractor fan.

OUTSIDE

The property sits back off Milton Road behind a lawned frontage with gravel drive leading down the side of the house with parking for numerous vehicles, the rear garden is predominantly laid to lawn with mature herbaceous borders full of shrubs and trees.



AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

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.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

South Derbyshire District Council - Band E

CURRENT UTILITY SUPPLIERS

Gas -Eon

Electric - Eon

Water - Mains - South Staffs

Sewage - Mains South Staffs

Broadband supplier - BT

BROAD BAND SPEEDS

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

FLOOD DEFENCE

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

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

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

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

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-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/>

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.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/2025) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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