



**2 Saxon Croft  
Repton  
DE65 6FY**

**Offers In The  
Region Of  
£775,000**

- Highly regarded location
- Fabulous plot
- Double garage
- Spacious lounge with conservatory off
- Dining/family room and study
- Dining kitchen
- Principal bedroom with ensuite
- Three further bedrooms
- Modern bathroom
- Viewing essential



## GENERAL INFORMATION

### THE PROPERTY

Set in the highly regarded village of Repton, Saxon Croft presents an exceptional opportunity to acquire a stunning four-bedroom detached residence. This property boasts an impressive frontage, elegantly set behind timber gates, ensuring both privacy and curb appeal.

Upon entering, one is greeted by a spacious and light-filled hall that sets the tone for the rest of the home. The superb lounge features a delightful walk-in bay, perfect for relaxing or entertaining guests. Adjacent to the lounge, a conservatory invites natural light and provides a seamless transition to the landscaped garden. The versatile dining room can also serve as a family room, while a dedicated study offers a quiet space for work or study. The modern fitted kitchen, complete with a dining area, opens onto a rear terrace, ideal for al fresco dining and enjoying the outdoors. Additionally, the ground floor includes a utility room and a convenient guest cloakroom.

The first floor is home to a generously sized principal bedroom, which benefits from an ensuite shower room. Three further well-proportioned bedrooms provide ample space for family or guests, complemented by a modern fitted bathroom.





Outside, a long driveway leads to a detached double garage equipped with remote doors and a personal access door for added convenience.

The gardens are a true highlight, featuring a spacious lawn at the front and a beautifully shaped lawn with a terrace at the rear, offering plenty of room for family activities and outdoor enjoyment.

Saxon Croft is not just a house but a family home that combines comfort, style, and practicality in a desirable location. This property will appeal to those seeking a tranquil yet vibrant lifestyle in Repton.

#### LOCATION

Repton is a highly regarded village famous for its independent school and old-world architecture along its High street. The village has a post office with a convenience store, a popular butcher's shop, highly regarded village inns with eateries, a dentist, and a thriving village hall with a cafe.

In the nearby village of Willington are doctors, pharmacy, train station, and a supermarket.

There are excellent commuter links to the A38 and A50, offering access to the wider motorway network.

#### ACCOMMODATION

Entrance door opening through to reception hallway.

#### HALLWAY

2.66m max 0.97m min x 6.93m (8'8" max 3'2" min x 22'8")

Attractive engineered oak flooring, stairs off to first floor, useful understairs storage cupboard, large built in cloaks cupboard providing hanging space and room for shoes and a further door opening through to the guest cloakroom.

#### GUEST CLOAKROOM

1.12m x 1.82m (3'8" x 5'11")

Window to the side aspect, W.C., wall mounted hand wash basin with tiled splashbacks, wall light points and radiator.

#### FABULOUS SPACIOUS LOUNGE

3.95m x 7.95m excluding the bay window (12'11" x 26'0" excluding the bay window )

Has a large walk in bay window looking out on to the front aspect with views over the garden, French doors with glazed side panels lead out into the conservatory, there is a radiator, recessed ceiling down lights and the focal point of the room is a feature inglenook style fireplace with tiled hearth and oak timber beam.

#### CONSERVATORY

3.12m x 3.78m from internal french doors (10'2" x 12'4" from internal french doors)

It is a large conservatory with glass roof and French doors leading out onto the rear garden, there is tiled flooring and power points.

#### DINING ROOM/FAMILY ROOM

3.04m x 4.70m into bay window (9'11" x 15'5" into bay window)

Has a square bay window looking out to the rear garden, recessed ceiling down lights and coving to ceiling. A door leads through to the dining kitchen.





#### DINING KITCHEN

4.92m length x 3.39m width (16'1" length x 11'1" width)

The kitchen area is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, worktops incorporate a one and a quarter sink with mixer taps, there is space for a Range Master stove, dishwasher, fridge and freezer, a door leads through to the utility and a wide opening leads through to the dining area.

#### DINING AREA

2.30m x 3.31m (7'6" x 10'10")

Offers recessed ceiling down lights, coving to ceiling and French doors leading out onto the rear terrace.

#### UTILITY ROOM

2.05m width x 2.29m length (6'8" width x 7'6" length)

Is fitted with coordinating base cupboards, wall mounted cabinets and larder style units which houses the washing machine and tumble dryer, work surfaces are inset with a one and a quarter stainless steel sink, there are tiled surrounds, radiator, door leading out onto the side patio and a side window, the domestic hot water and central heating boiler is also housed here.

#### STUDY

2.44m x 3.82m width (8'0" x 12'6" width)

Has two windows to the front aspect, radiator, recessed ceiling down lights and coving to ceiling.

#### FIRST FLOOR

##### LANDING

4.31m x 2m min (14'1" x 6'6" min)

Has a loft access point, large built in airing cupboard, doors lead off to:

##### BEDROOM ONE

4.18m to rear windows x 5.35m (13'8" to rear windows x 17'6")

Two windows looking out onto the rear garden, radiator, coving to ceiling, ceiling light point and door that leads to the en suite.

##### ENSUITE

2.03m width x 2.50m to window (6'7" width x 8'2" to window )

Is equipped with a large corner shower enclosure with glazed screen, pedestal hand wash basin and W.C., there are tiled surrounds, chrome heated towel rail and recessed ceiling down lights.

##### BEDROOM TWO

3.94m x 3.70m to window incl rear wardrobe (9'10", 308'4" x 12'1" to window incl rear wardrobe) There are two double built in wardrobes providing hanging space and shelving, a window to the front aspect, radiator and coving to ceiling.

##### BEDROOM THREE

4.17m to window x 2.63m width (13'8" to window x 8'7" width)

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

##### BEDROOM FOUR

2.56m x 3.20m to window (8'4" x 10'5" to window ) Has a window to the rear aspect, radiator, coving to ceiling and ceiling light point.

##### SUPERBLY EQUIPPED LUXURY BATHROOM

2.36m x 2.49m window wall (7'8" x 8'2" window wall) Has a large fully tiled enclosed shower enclosure with waterfall and hand held heads, large bath with waterfall taps, vanity unit with hand wash basin with waterfall taps inset and W.C., there are tiled surrounds, obscure window to the front aspect, recessed ceiling down lights and useful storage cupboard with open shelf displays.



### OUTSIDE

To the front of the property is a true feature, it sits behind a long block paved driveway providing parking for numerous vehicles and leads to a double garage with remote up and over doors, there is a good sized lawn with mature trees and a gate that leads down to the side of the property where there is a further paved patio area leading through to the landscaped rear garden which has shaped lawns, paved terrace and mature Copper beech and fence hedging.

### GARAGE

5.72m x 5.53m (18'9" x 18'1")

Has power, light, loft storage with pull down ladder and a personal access door leading out onto the side patio.

### 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

South Derbyshire District Council - Band G

### CONSTRUCTION

Standard Brick Construction

### CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

### 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/>

### BROAD BAND SPEEDS

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

### 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>

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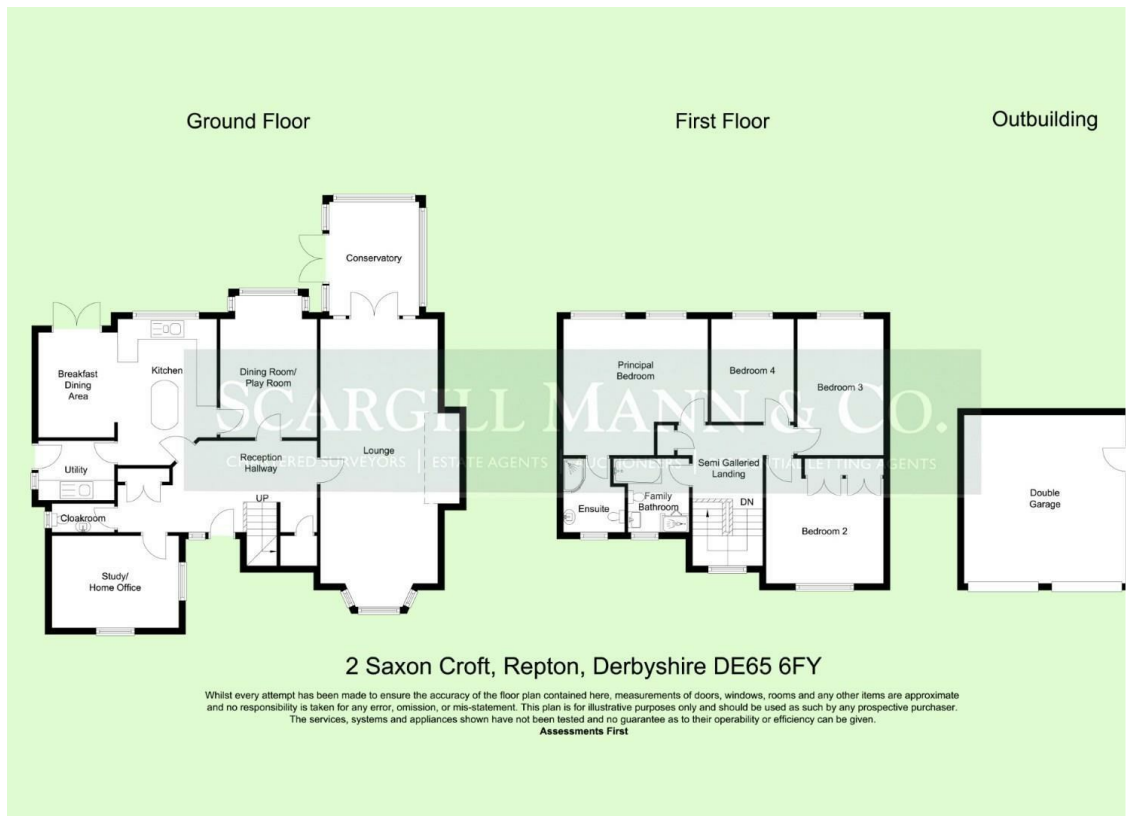
<http://www.derbyshire.gov.uk/>

### 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 01/2024) A



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