

School View & Brook Cottage

Brook End Repton Derbyshire



School View & Annexe, Brook Cottage

10 Brook End Repton Derbyshire DE65 6FW

Holding a prime setting overlooking the historic Repton School and St Wystans Church is School View, a contemporary and well appointed detached village home. Being finished to an exceptional standard throughout, this attractive and immaculately maintained family home features generously proportioned interiors including an open plan living and dining kitchen, two reception rooms and four double bedrooms, alongside a detached annexe being ideal for a dependent relative or as an entertaining space, with planning permission approved to join the annexe and main house if desired.

School View has been substantially remodelled and extended in recent years, with modern and eco-friendly finishes including an eco-conscious Air Source Heat Pump, under floor heating (to the ground floor) and Solar Panels. Beautifully presented interiors offer a contemporary kitchen with dining and family rooms, in addition to a spacious lounge and separate study feature full height glazing, all accessed through the light and airy central reception hall.

A contemporary oak and glass staircase rises to the first floor landing, where full height windows to the front overlook tranquil views over the notable Repton School, its playfields and St Wystans Church. Four double bedrooms are serviced by a family bathroom and guest en suite, with an en suite bathroom and walk in wardrobe to the master. In addition to the main property is a superb annexe Brook Cottage, offering self contained open plan living with a fitted kitchen, a bedroom/gym and a shower room, and south-east facing gardens service both the annexe and main house, offering a peaceful and secluded space for outdoor entertaining.

- **Contemporary Detached Family Home**
- **Desirable Village Setting with Church & School Views**
- **One Bedroom Annexe/Air BnB/Games Room**
- **Planning Permission Granted**
- **Open Plan Living & Dining Kitchen with Family Room**
- **Lounge with Wood Burner & Study**
- **Four Double Bedrooms, Two En Suites & Bathroom**
- **South-East Facing Garden, Garage/Workshop & Parking**
- **Air Source Heat Pump & Solar Panels**
- **Well Placed for Schooling, Commuter Routes & Rail Travel**



School View resides in the heart of Repton, being just steps from the superb amenities this thriving community has to offer. A desirable location famed for its independent school of the same name, this historic village is home to a post office, convenience and boutique shops, a butchers and traditional country pubs, as well as a range of sporting facilities including a gym, swimming pool and tennis courts. In the heart of this historic village stands the Repton Church with its notable spire and pretty grounds.

Within the village is the Repton Primary School which feeds into Ecclesbourne High, as well as the famous independent Repton School, all of which can be easily reached on foot from the property.

A location suited to commuters, Repton is conveniently placed for access to the A38 which is just three miles away. The M42 and M1 are also within a short drive, and the village benefits from excellent public transport links via both a regular bus service and from Willington Train Station (just over a mile away) with reliable links to various city centres including Stafford and Derby.

For leisure pursuits, the surrounding countryside can be enjoyed from your doorstep with many public footpaths and rambling routes bordering the village. Nearby National Trust estates include Calke Abbey, Sudbury Hall, Kedleston Hall and Foremark Reservoir, whilst Derbyshire's stunning Peak District National Park can be reached in around 30 minutes.



Village Centre & Amenities: 0 miles



Willington Rail Station: 1.5 miles
Derby Rail Station: 10 miles



Burton on Trent City Centre: 6 miles
Derby City Centre: 10 miles
Nottingham City Centre: 26 miles



Foremark Reservoir: 3 miles
Peak District National Park: 20 miles



East Midlands Airport: 12 miles
Birmingham Airport: 37 miles

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School View is bordered by a traditional Derbyshire stone wall, with a pedestrian gate to the front and parking to the side. The composite entrance door opens into a glazed **Reception Hall**, a light and airy welcome to this contemporary home having an oak and glass staircase rising to the first floor and oak doors opening to the **Lounge**, **Utility** and **Cloakroom WC**.

The hallway leads open plan style into a fabulous **Living & Dining Kitchen**, a beautifully appointed space having sliding doors extending across the rear of the property, opening out to the landscaped rear garden. The **Kitchen** is fitted with a range of modern contrasting wall, base and full height units with expansive quartz worksurfaces over, housing an inset sink with boiling water tap, and integrated appliances including dishwasher, double ovens, induction hob and fridge freezer. Tiled flooring extends into the **Dining Area**, which in turn opens to the separate **Family Room**, having feature wall panelling and a range of fitted storage coordinating with that of the kitchen.

From the main hallway, an oak door opens into a cosy **Lounge**, having a front facing window with shutters and a wood burning stove. Also from the hallway is a **Study** with impressive vaulted ceilings and full height windows, as well as a spacious **Utility/Boot Room** having a range of fitted storage, a door opening out to the driveway to the side and spaces for a washing machine and tumble dryer. The **Cloakroom**, also accessed via the hall, is fitted with wash basin and WC.



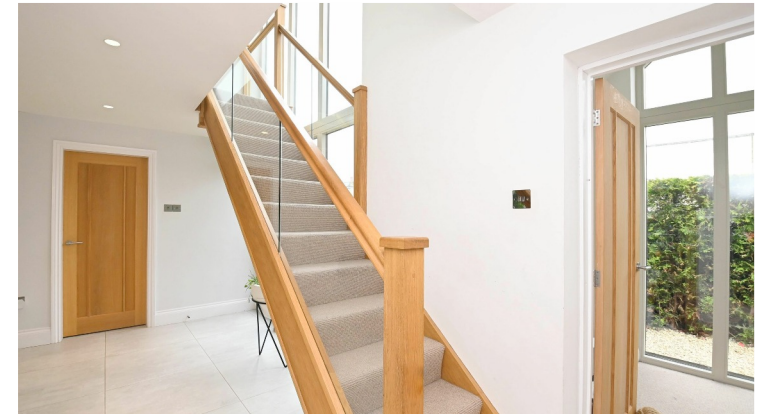




A contemporary oak and glass staircase rises from the hallway to the part galleried **Landing** above, where views to the front overlook St Wystans Church and part of the historic Repton School. Doors open into **Four Generously Proportioned Double Bedrooms** and a contemporary **Family Bathroom**.

The luxurious **Master Suite** has a window to the rear and private use of a fully fitted **Walk in Wardrobe** and modern **En Suite Bathroom**, having both level access walk in shower and freestanding bathtub.

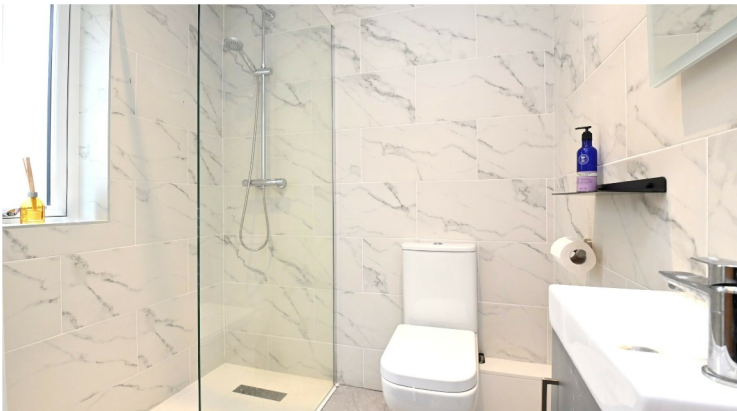
The second bedroom also benefits from a private **En Suite**, with a four piece **Family Bathroom** with freestanding bathtub alongside a level access shower servicing the additional two bedrooms. The fourth bedroom (also a double) has been fitted out as a dressing room with a range of wardrobes and storage.





An independent glazed door opens into **Brook Cottage**, a versatile annexe ideal as a guest suite or accommodation for a dependent relative, as an Air BnB style rental or as an extension to the main property. Planning consent has been granted to extend to the rear of the property to incorporate the annexe into the main house – further details can be obtained from Parker Hall.

Tiled flooring leads into the open plan living area, where a modern Masterclass **Kitchen** is fitted with contrasting wall and base units, an inset sink and an integral electric oven with gas hob over. There is a window to the rear, and the kitchen leads into a versatile **Living & Dining Area**, currently laid out as a studio-style guest suite. Double doors open out to the rear garden, there is a contemporary electric fireplace and a door opens into a separate room ideal as a **Bedroom/Gym**. From the **Entryway** a door opens into a modern **Shower Room** servicing Brook Cottage.





Gated access opens from the side of the property leading to the **South-East Facing Rear Garden**, a pleasant and secluded space laid to lawns and a paved terrace with sliding doors into the kitchen. there is exterior lighting, power and water, and a walkway leads to the side of the **Annexe** to a second area of lawn, ideal as a private garden to the annexe. there is a paved terrace with a brick barbecue, and the rear of the **Annexe** also has lighting and power. A pedestrian door opens into the **Garage/Workshop**, which has further manual double entrance doors to the front.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Area: 1970 ft² / 183 m²

Ground Floor

Reception Hall 5.33 x 4.88m (approx. 17'6 x 16'0) – max

Lounge 4.8 x 3.45m (approx. 15'9 x 11'4)

Study 2.24 x 1.93m (approx. 7'4 x 6'4)

Open Plan Living & Dining Kitchen 8.6 x 4.98m (approx. 28'2 x 16'4) – max

Family Room 3.35 x 3.15m (approx. 11'0 x 10'4)

Utility/Boot Room 3.3 x 2.21m (approx. 10'1 x 7'3)

Cloakroom 1.85m x 1.37m (approx. 6'1 x 4'6)

First Floor

Master Bedroom 3.96 x 3.61m (approx. 13'0 x 11'10)

Walk in Wardrobe 2.67 x 1.91m (approx. 8'9 x 6'3)

En Suite Bathroom 3.45 x 1.88m (11'4 x 6'2) – max

Bedroom Two 3.51 x 3.48m (approx. 11'6 x 11'5)

En Suite 3.33 x 1.22m (approx. 10'11 x 4'0)

Bedroom Three 3.91 x 3.25, 2.69m (approx. 12'9 x 10'7, 8'9)

Bedroom Four 3.73 x 3.33m (approx. 12'3 x 10'11)

Family Bathroom 2.77 x 2.03m (approx. 9'1 x 6'8)

Annexe - 'Brook Cottage'

Open Plan Living Area 6.10 x 4.42m (approx. 20'0 x 14'6)

Kitchen Area 2.84 x 2.57m (approx. 9'4 x 8'5)

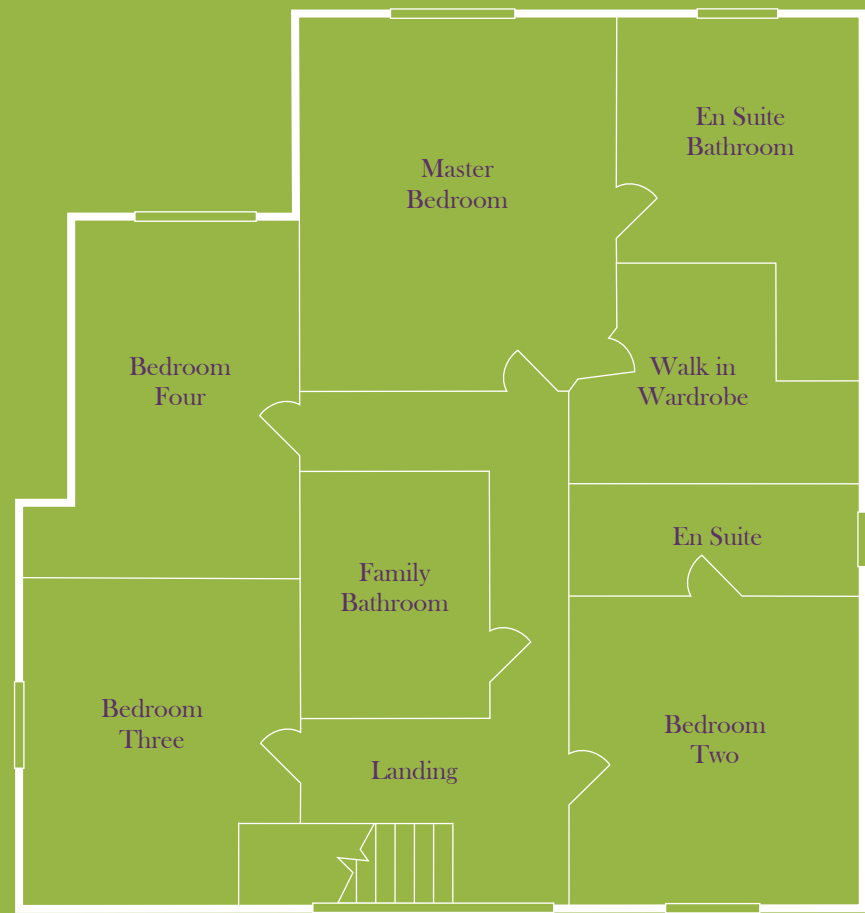
Bedroom/Gym 4.9 x 2.72m (approx. 16'1 x 8'11)

Shower Room 1.91 x 1.47m (6'3 x 4'10)

Single Garage 5.23 x 2.82m (approx. 17'2 x 9'3)



Ground Floor



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Measurements: Please note that the measurements are given in metres on a wall-to-wall basis. The important equivalent is only intended as an approximate guide for those of our applicants who may not yet be familiar with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. We have not tested any appliances, equipment, fittings and fittings or services and so cannot warrant that they are in working order or fit for the purpose claimed. We advise to obtain verification from their solicitor or surveyor.

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PH SW 26.01.2025