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SALES & LETTINGS

Manor Farm, Drakelow Road, Walton-On-Trent, DEI2 8NB

Asking Price £499,999

https://www.abodemidlands.co.uk

Aspen Cottage is an attractive three-bedroom home, thoughtfully designed to blend character features with modern living. The property is entered via a solid timber entrance door leading directly into the living room, a welcoming
reception space featuring a fireplace and a window overlooking the front aspect.

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Accommodation

An internal door leads through to the inner hallway, where stairs rise to the first floor and doors provide access to the ground floor accommodation.

The heart of the home is the impressive kitchen diner, fitted with a bespoke range of wall and base units complemented by quartz worktops and a central island breakfast bar. A selection of integrated appliances are included, whilst a built-in utility area provides additional storage and practicality.

French doors open onto the garden, creating an excellent space for both everyday living and entertaining.

Completing the ground floor is a useful guest cloakroom fitted with a wash hand basin and WC.

The first floor landing provides access to three well-proportioned bedrooms and the family bathroom. The principal bedroom overlooks the courtyard and benefits from its own en-suite shower room.

Two further bedrooms are positioned to the rear of the property and are served by a stylish family bathroom featuring a freestanding bath with shower over.

Externally, Aspen Cottage enjoys a private rear garden together with two allocated parking spaces within the exclusive Manor Farm development.

Development

Manor Farm is an exclusive gated development comprising just nine bespoke homes, thoughtfully designed to combine character, craftsmanship and modern living.
Offering a unique collection of two, three and four-bedroom residences, including eight two-storey homes and one single-storey dwelling, each property has been finished to an exceptional standard with carefully selected materials and high-quality specifications throughout.
Set within a private courtyard setting behind a electric sliding gate, the development enjoys a sense of privacy and exclusivity whilst benefiting from the charm and convenience of village life. The homes have been individually designed to complement their
surroundings, creating a distinctive collection of properties unlike a traditional new-build development.
Private parking, landscaped surroundings and a carefully considered layout combine to create a development that offers both practicality and an exceptional place to call home.
Alongside the character and craftsmanship on offer, each home has been designed with modern energy efficiency in mind, benefiting from air source heat pump technology and infrastructure already in place for future solar energy integration.

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Specification

Each home at Manor Farm has been thoughtfully designed to combine character and craftsmanship with modern comfort, featuring a carefully selected specification throughout.

* Bespoke designed kitchens individually tailored to each home.
* Ground floor under floor heating.
* Air source heat pump for each home
* Premium quartz worktops.
* Quality bathroom suites featuring fittings from the Bristan Heritage range.
* Residence R9 double glazed windows, combining traditional character with modern energy efficiency.
* Bespoke custom-made solid timber front entrance doors.
* Private parking provided to each property (please refer to the site layout plan for individual plot allocations).
* Visitor parking available within the development.
* Built using traditional construction methods.
* Planning permission has already been granted for a communal solar array within the walled garden, allowing homeowners the opportunity to further enhance energy efficiency in the future.
* 10-year ABC+ insurance-backed structural warranty for added peace of mind.

Location

Walton-on-Trent is a highly regarded South Derbyshire village, offering a desirable balance of rural surroundings and everyday convenience. Surrounded by open countryside, the village enjoys a strong community atmosphere whilst remaining well positioned for access to a range of nearby amenities and transport links.

Within the village, residents benefit from a number of local amenities including the well-regarded Swan Inn, a traditional village pub, together with St Mary's Church, a village hall and recreational facilities. A wider range of shopping, leisure and day-to-day amenities can be found in nearby Burton upon Trent and Ashby-de-la-Zouch.

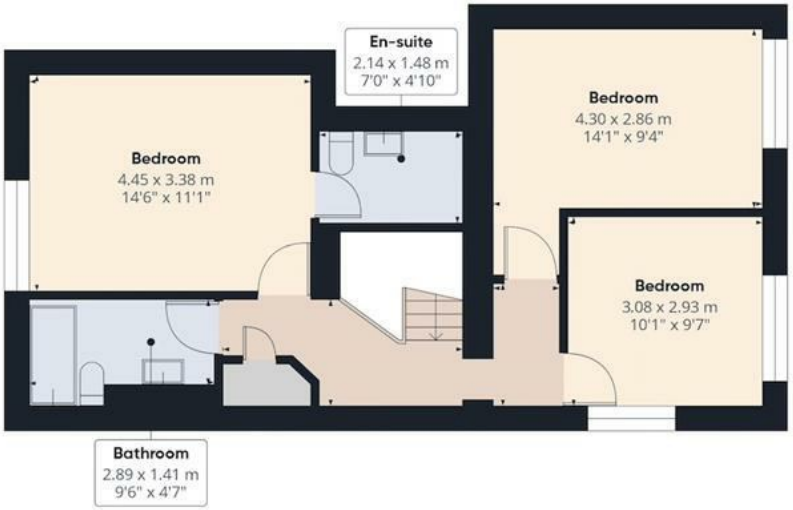
The village is particularly popular with families, falling within the catchment area for the highly regarded John Taylor High School, whilst a selection of primary schools are available within the surrounding villages.

For commuters, Walton-on-Trent enjoys excellent connectivity, with the A38 providing straightforward access to Burton upon Trent, Derby, Lichfield and Birmingham. The A50 is also within easy reach, linking to the wider motorway network including the M1 and M6. Rail services are available from Burton upon Trent and nearby stations, providing connections to major regional and national destinations.

The village is also set to benefit from the new Walton Bridge replacement scheme, currently under construction and expected to open in the near future. Once complete, the bridge will further enhance connectivity and accessibility for residents, improving journeys to surrounding towns, villages and major transport routes.

Combining village charm, countryside surroundings and excellent accessibility, Walton-on-Trent remains a sought-after location.

Floor 0



Floor 1

SITE PLAN

VP
VP
6P
6P
7P
7P
VP
8P
8P
PLOT 7
9P
9P
PLOT 8
PLOT 6
PLOT 9
PLOT 5
PLOT 4
PLOT 3
PLOT 2
PLOT 1
COMMUNAL AREA
SOLAR PANELS
5P
5P
4P
4P
3P
3P
1P
1P
VP
2P
2P
VP

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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