5 Bed House - Detached

Price £1,500,000

Weston Road, Weston-On-Trent, Derby, DE72 2BH







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PART EXCHANGE CONSIDERED. Situated along the prestigious Weston Road in the highly desirable village of Weston-on-Trent, Woodlands is an exceptional detached residence that combines luxurious contemporary living with the charm and tranquillity of a countryside setting. Set within approximately 0.6 acres of beautifully landscaped grounds, this remarkable family home offers over 5,600 sq ft of meticulously designed accommodation, finished to an outstanding standard throughout.

Designed with both family life and entertaining in mind, the property features an impressive open-plan living kitchen and dining space, elegant reception rooms, five generous bedrooms, and four en-suite bathrooms. A range of premium leisure facilities — including a cinema room, gym, and games room — elevate the home beyond the ordinary, while the outdoor kitchen, expansive patio terraces, and mature gardens create a seamless connection between indoor and outdoor living.

Approached via secure electric gates and a substantial driveway leading to a four-car garage, Woodlands delivers both privacy and presence. The home enjoys a peaceful semi-rural position while remaining exceptionally well connected, with easy access to Derby, Nottingham, the A50, M1, and East Midlands Airport.

Weston-on-Trent itself is one of South Derbyshire's most sought-after villages, prized for its attractive surroundings, strong community feel, and proximity to excellent transport links and schooling. Surrounded by open countryside and close to the River Trent, the village offers an enviable balance between rural lifestyle and modern convenience.

Woodlands represents a rare opportunity to acquire a landmark home in one of Derbyshire's premier residential locations — a property of exceptional scale, quality, and sophistication.

Summary



This exceptional property is the definition of refined luxury designed to make a statement without being ostentatious. Exceptional care has gone into every facet of this lovely home to ensure that every detail has been carefully considered and finished to perfection. Built circa 2006 before being extended and fully refitted by the current owners. The property is partly rendered with matching wings on either side clad in Red Western Cedar, aluminium low profile double glazing has been recently installed throughout and complements the clean lines of the design. It has been fitted with solar panels, a grey water system plus two full heating systems that ensure sufficient pressure and hot water, even at maximum usage. An air circulation system has also been installed throughout the house as well as a built-in central vacuum system. There is also an alarm and CCTV cameras.

From The Front



At the front of the property is a spacious and welcoming entrance lobby with a herringbone parquet flooring and a curved exterior wall. The room doubles as a boot room with bespoke oak cabinetry providing extensive storage with hanging space for coats and bench seating.

Glazed double doors open into the impressive atrium with a curved staircase that leads to the first floor and a double height ceiling. Tiled floors lead through to the central hallway which has doors leading off to the ground floor living spaces.

Drawing Room



The drawing room is a lovely room cosy enough for evenings at home but with a real wow factor that's sure to impress when entertaining. "L" shaped with a central walk around fireplace and a see though living flame effect balanced flue gas fire, a built-in TV above on one side, oak flooring and windows overlooking the front elevation.



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Living Room



The second reception room is the main living room which is located at the rear of the building with lovely views over the garden and bi-fold doors that open out onto the wrap around deck at the rear of the house. There is a hanging stove effect gas fire at the far end with a rustic wooden mantle and a rustic solid wood panel floor runs through a square archway into the impressive dining kitchen giving a lovely open flow between these two rooms.



Bespoke Chef's Kitchen



The kitchen is an absolute dream with a very generous dining area again with bi-fold doors directly out onto the deck and views over the rear garden and fields beyond. The kitchen is fitted with an extensive range of solid oak cabinetry including a larder unit with hidden appliance storage, base and eye level cupboards and drawers. There is an integrated full size Bosch fridge and freezer, integrated dishwasher and two eye level Bosch combination steam ovens with app control features. A Silestone counter top has twin Belfast sinks and a Quooker cold, hot, boiling, filtered and sparkling water tap, and tiled splashbacks. (Silestone is a hybrid surface of minerals and recycled materials which can brings colour and texture to your space. Thanks to its exclusive and innovative HybriQ + technology, maintenance is minimal and high resistance to stains and scratches is guaranteed) Above is a semi vaulted ceiling with ceiling level windows that ensures that the main preparation area of the kitchen is flooded with natural light. The central island also has a Silestone counter top with a five ring gas hob inset, cupboard storage beneath and butchers blocks on either side one of which forms a breakfast bar.

There is a fabulous walk-in pantry with solid oak shelving and cabinetry including storage cupboards and drawers, parquet flooring. In addition is a separate wine room/prep area with oak storage units, two built-in full height wine fridges, oak works surfaces, a Belfast sink and parquet flooring. There is a window and entrance door to the side of the property as well as further coat storage.













Laundry Room

Moving back through into the hallway there is a laundry room again fitted with the same quality oak cabinetry providing loads of useful storage and including two built-in laundry bins, concealed central heating boiler, space for stackable appliances, oak countertops with tiled splashbacks, Belfast sink with a hose attachment mixer tap.

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Wc, Study And Home Gym



Also located on this floor is a guest's WC, study and home gym.



Landing

On the first floor a spacious first floor landing with a glass balustrade overlooks the front entry. The landing opens out to give access to the bedrooms and main bathroom as well as to stairs rising to the second floor.

Principle Bedroom



The master bedroom is a spectacular suite encompassing a private balcony and a luxury dressing room fitted with a comprehensive range of storage, leading onto a large en suite bathroom fitted with a full four piece suite including a freestanding slipper bath, large twin faucet sink with storage beneath, low flush WC and a walk in fully tiled double shower with rain shower head and hair shower attachment.





Main Bathroom



The family bathroom is fitted with a stylish high quality five piece suite comprising modern free standing bath with mixer tap and hand shower attachment, concealed flush WC, twin counter top wash basins set on wall mounted contrasting vanity units, walk-in double shower, tiled splashbacks, matching tiled floor with underfloor heating, heated towel rail and window to the front.

Further Bedroom Bedroom Suites



There are two further principle suites both with walk-in luxury dressing rooms fitted with extensive storage and both with stylish high quality en suite shower rooms. Bedroom four also has its own en-suite whilst bedroom five sits opposite and has use of the main bathroom.

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Second Floor



Stairs lead to the second floor games room fitted with built-in storage also housing one half of the properties cylinder water storage systems, Velux skylights, air conditioning and access to the eaves.
Also on this floor is the home cinema room with eight reclining chairs, Kef surround sound, a 120 inch screen and projector, built-in bar area with storage cabinets, a built-in fridge, Velux skylight and access to eaves.
The cinema room leads to a second floor WC and to a large storage room that in turn leads onto a plant room.



Outside



Outside - Entrance to the property is via double electric gates with a driveway that leads past the lawned front garden, garages and bike store before finishing with a full turning circle directly in front of the house. There are well stocked ornamental beds and borders that provide year round interest and colour.

The property also benefits from a large quadruple garage with electric heating, power, lighting, rubber floors and twin electric roller doors. There is excellent attic storage space above.

The large storage shed provides great space for bikes and garden equipment, timber clad with a living roof to blend in beautifully.



Rear Garden



The rear garden is a true feature of the sale, beautifully overlooked by the covered deck that extends along the rear of the property, fabulous for outdoor entertaining and dining accessed via the large bi-fold doors from both the living room and kitchen. Steps lead down to the extensive paved patio area with a covered outdoor kitchen complete with storage units, counter tops with an inset sink with hot and cold water, inset fridge, gas BBQ and charcoal BBQ lawn (appliances by separate negotiation). The patio leads onto an extensive lawn with ornamental borders and including raised beds ideal for vegetables/fruit, child's play area/climbing frame, mature trees and field

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views into the distance. There is a second paved patio area at the rear of the garden. There is also a built-in dog wash with hot and cold water.





Included in the sale is a timber cabin with a living roof which makes a great garden hangout with a well equipped kitchenette as well as lounge/dining area and log burner.









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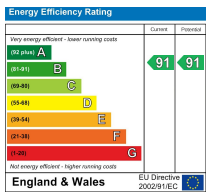
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Approximate Gross Internal Area = 525.3 sq m / 5654 sq ft
(Excluding Void)
Double Garage = 56.4 sq m / 607 sq ft
Total = 581.7 sq m / 6261 sq ft



Ground Floor | First Floor | Second Floor

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