

# HUNTERS®

HERE TO GET *you* THERE

**Dover House, 81 Old Road, Brampton, Chesterfield, S40 2QU**

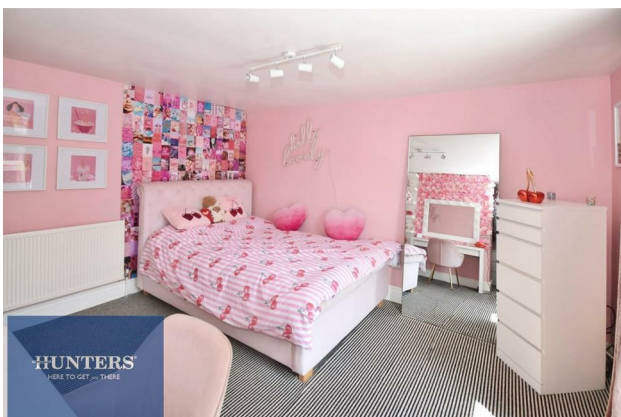
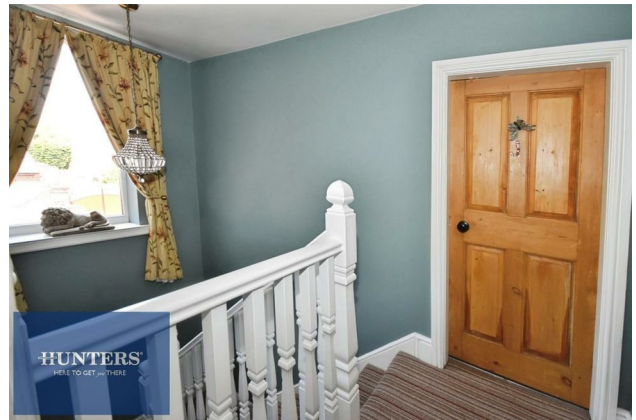
**Offers In The Region Of £450,000**



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## Property Images



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Built in 1888, Dover House is an exceptional double bay-fronted Victorian home combining timeless architectural character with effortless modern living.

Spanning an impressive 1,544 square feet in the desirable area of Brampton, Chesterfield, this four-bedroom detached residence offers a warm, welcoming retreat for growing families.

Step inside to discover three generous reception rooms—including two front facing sunlit lounges with bay windows and log burning stoves.

At the centre of the home lies an L-shaped kitchen-diner with an adjoining utility space, perfect for everyday family life. There is a downstairs WC.

Upstairs are 4 very well proportioned bedrooms and the family bathroom.

The property boasts an attractive walled frontage and has access at the rear to off-road parking and the enclosed courtyard.

Lots of bustling amenities, local eateries, and boutique shops of Chatsworth Road are just a short stroll away.

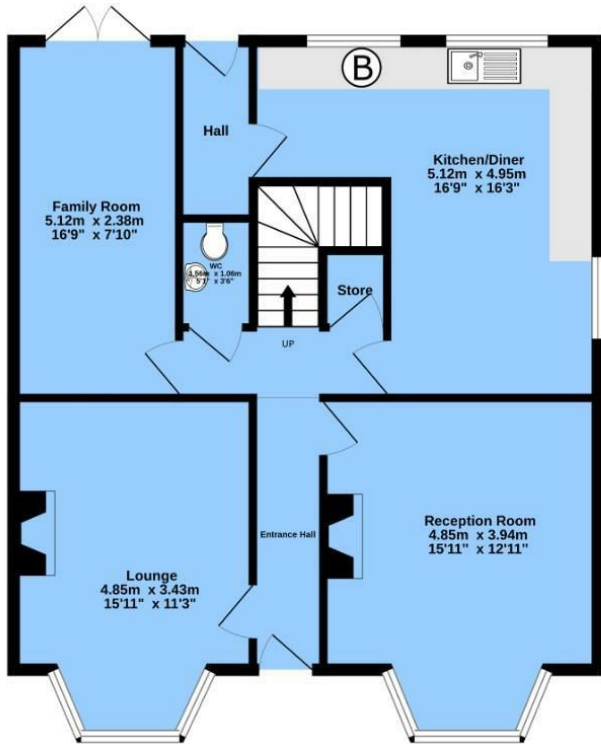
Easy walking distance to Brookfield School and junior schools and the Peak District is only a short drive away.

Dover House represents a rare opportunity to own a piece of Chesterfield's heritage without compromising on comfort.

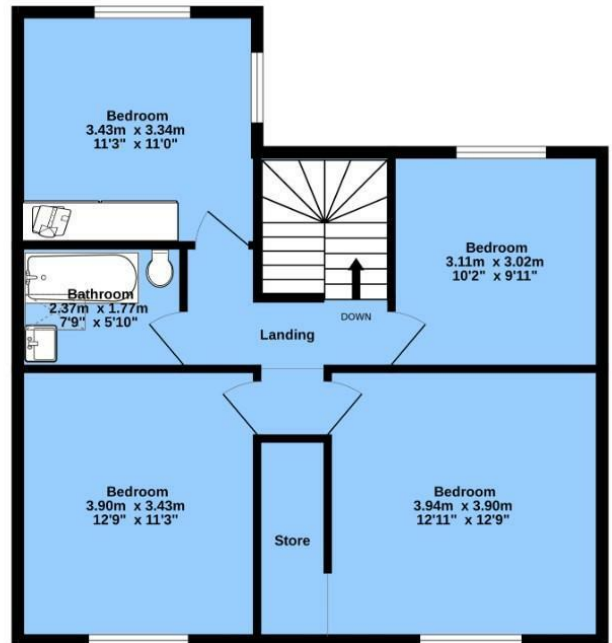
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GROUND FLOOR  
77.9 sq.m. (838 sq.ft.) approx.

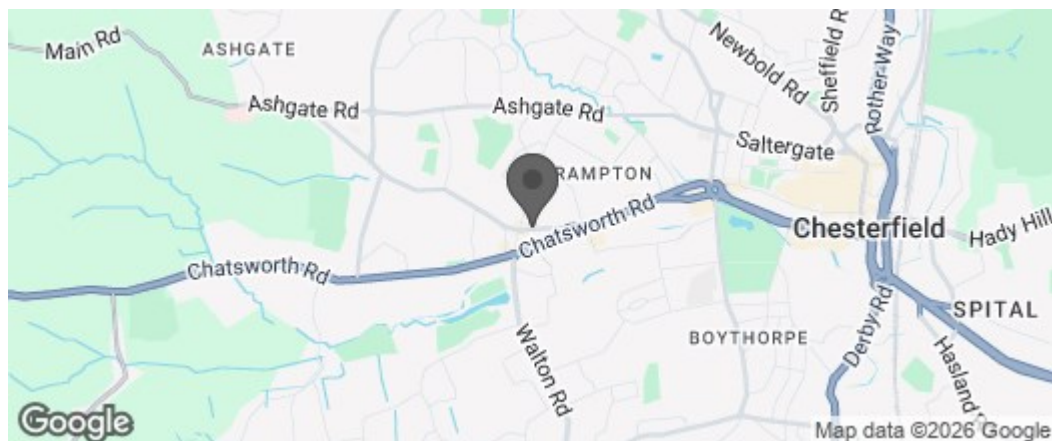


1ST FLOOR  
65.6 sq.m. (706 sq.ft.) approx.



TOTAL FLOOR AREA : 143.5 sq.m. (1544 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |
|                                             | 73                         | 81        |



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email: [Chesterfield@hunters.com](mailto:Chesterfield@hunters.com) <https://www.hunters.com>