



Milltown Court

MILLTOWN • ASHOVER • DERBYSHIRE

SIX INDIVIDUAL COUNTRY HOMES IN AN IDYLIC SETTING

Milltown Court



Ashover rich in beauty and tradition

Milltown Court lies in the hamlet of Milltown on the edge of Ashover, one of the prettiest villages in Derbyshire. With its 15th century church at the heart of the village and its emphasis on community first, Ashover offers an undeniable charm that is hard to find. With a post office, local shop, primary school, a village hall, country inns of distinction and beautiful walks through the local landscape this really is a place you can call home.

On your doorstep are the delightful Derbyshire Dales and the Peak District National Park offering some of the most picturesque scenery in the country to explore. Traditional villages, the market town of Bakewell and the splendours of Chatsworth House and Haddon Hall mean you are spoilt for choice when deciding what to do on a day out.

Milltown Court is ideally located for the nearby towns of Matlock and Chesterfield with their wide range of leisure facilities, golf courses, shopping centres, traditional

markets, tea rooms and eateries. The cities of Sheffield, Derby and Nottingham are within easy reach for commuting and shopping, with the M1 close by. Chesterfield station offers excellent rail links to London and the rest of the country. Ashover Primary School is highly regarded and boasts an OFSTED outstanding report. Well regarded private and state secondary schools are available in Chesterfield, Matlock and Bakewell.

Distance from Milltown Court to:

- Matlock – 4 miles
- Chesterfield – 8 miles
- M1 junction 29 – 7 miles
- Sheffield – 19 miles
- Derby – 20 miles
- Nottingham – 23 miles
- East Midlands Airport – 33 miles





Milltown Court

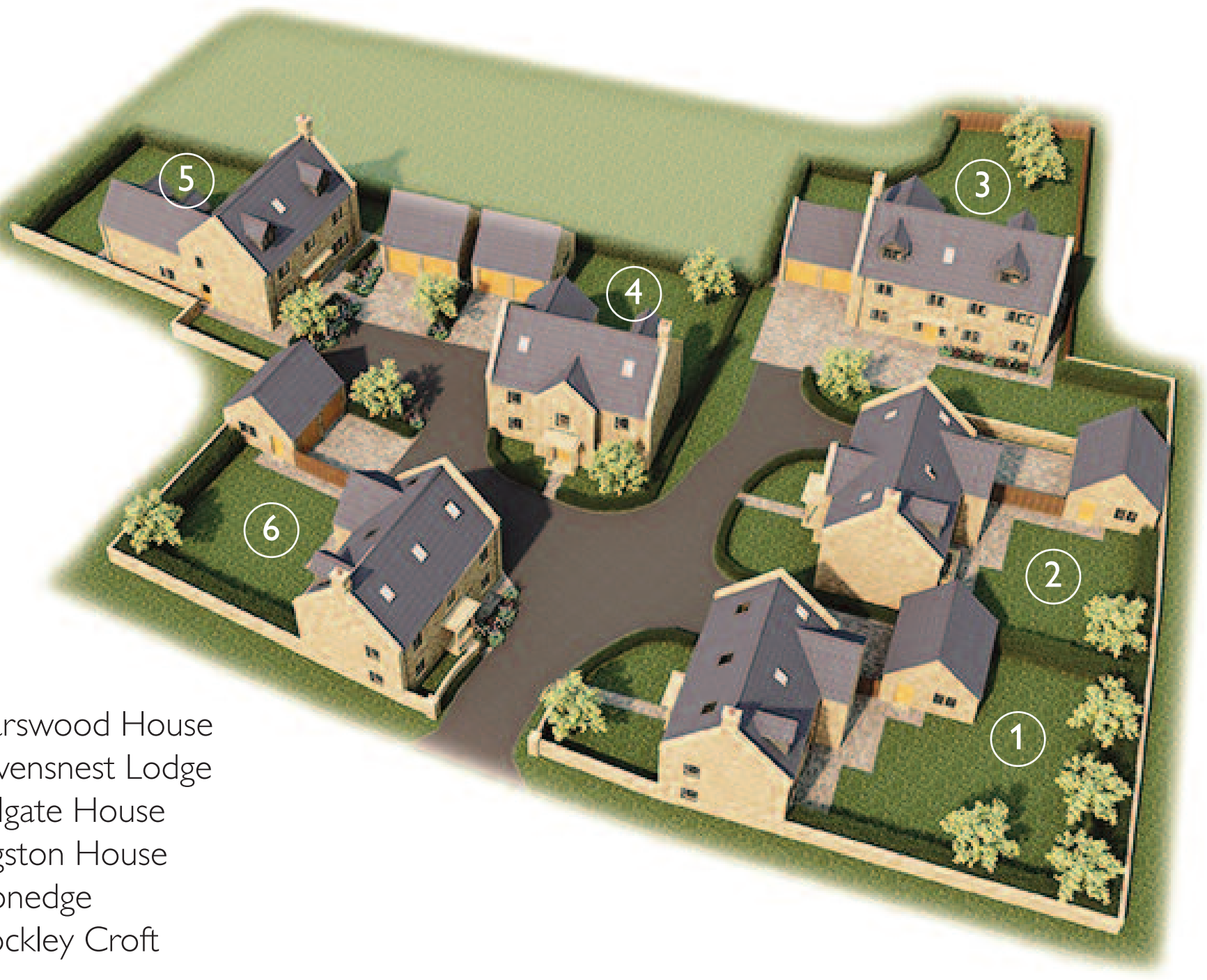
Nestling in the Amber Valley in one of Derbyshire's most desirable locations, a truly superb development of just 6 luxury detached country homes, with open vistas of the surrounding countryside.

Each home has been meticulously designed to provide the optimum use of light and space together with a high specification throughout.

Contemporary kitchens, beautiful bathrooms and capacious living create a modern and sophisticated home.

A truly superb development of just 6 luxury detached country homes, with open vistas of the surrounding countryside





- 1 Starswood House
- 2 Ravensnest Lodge
- 3 Fallgate House
- 4 Ogston House
- 5 Stonedge
- 6 Hockley Croft

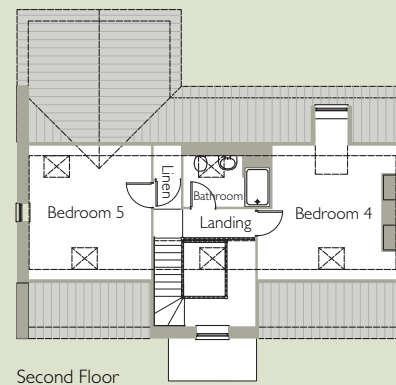
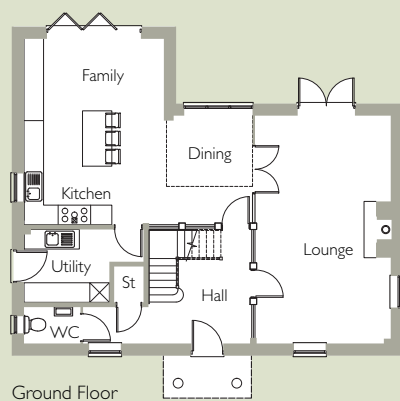


Front of property



Rear of property

Starswood House 5 bedroom home with double garage



Dimensions

Kitchen/Dining	5713 x 7025	18'7" x 22'10"
Lounge	7003 x 4175	22'9" x 13'7"
Utility	2625 x 2237	8'6" x 7'3"
Master Bedroom	4175 x 3837	13'7" x 12'6"
Bedroom 2	4303 x 3452	14'0" x 11'3"
Bedroom 3	3502 x 3675	11'5" x 11'11"
Bedroom 4	3803 x 3868	12'4" x 12'7"
Bedroom 5	3502 x 3747	11'5" x 12'2"

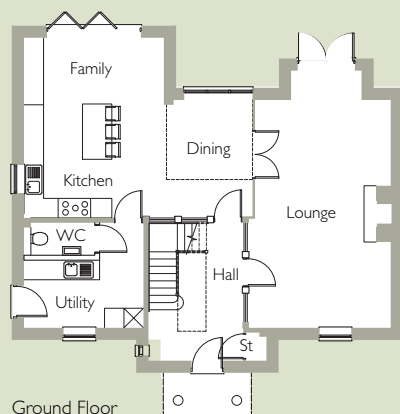


Front of property

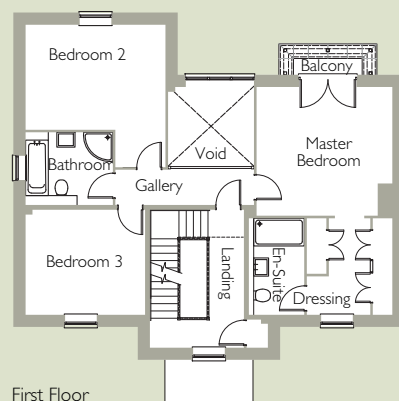


Rear of property

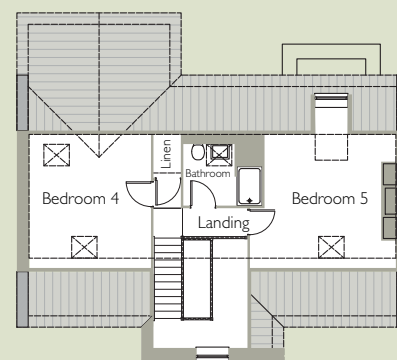
Ravensnest Lodge 5 bedroom home with double garage



Ground Floor



First Floor



Second Floor

Dimensions

Kitchen/Dining	5542 × 7025	18'0" × 22'10"
Lounge	7003 × 4413	22'9" × 14'4"
Utility	2077 × 3675	11'11" × 6'9"
Master Bedroom	4175 × 3959	13'7" × 10'0"
Bedroom 2	4303 × 3228	14'0" × 10'6"
Bedroom 3	3227 × 3675	10'6" × 11'11"
Bedroom 4	3808 × 3747	12'4" × 12'2"
Bedroom 5	3808 × 3584	12'4" × 11'8"



Front of property



Rear of property

Fallgate House 5 bedroom home with media room

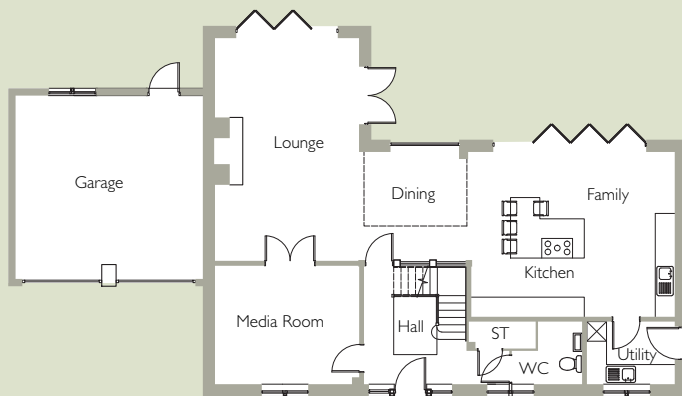
Dimensions

Dining	3465 x 3362	11'3" x 10'11"
Kitchen/Family	6210 x 5049	20'2" x 16'5"

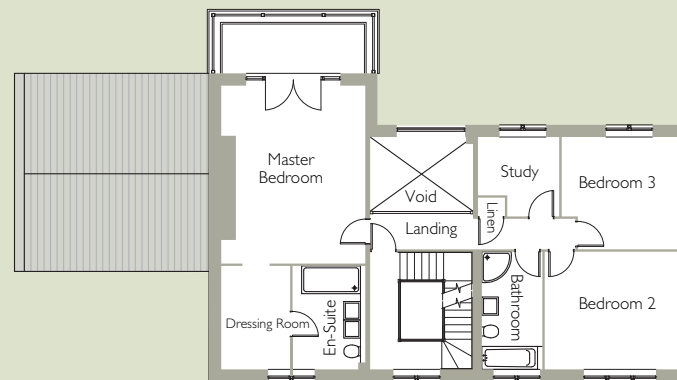
Lounge	6824 x 4415	22'2" x 14'4"
Media Room	3628 x 4415	11'9" x 14'4"
Utility	2692 x 1916	8'9" x 6'3"

Study	2432 x 2491	7'11" x 8'1"
Master Bedroom	5450 x 3965	17'9" x 12'11"
Bedroom 2	3603 x 4177	11'9" x 13'7"

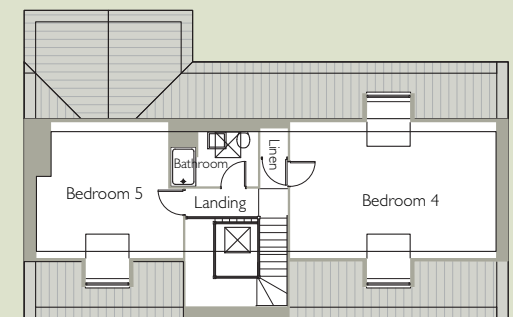
Bedroom 3	3439 x 3658	11'2" x 11'11"
Bedroom 4	6311 x 3668	20'6" x 11'11"
Bedroom 5	4492 x 3668	14'7" x 11'11"



Ground Floor



First Floor



Second Floor

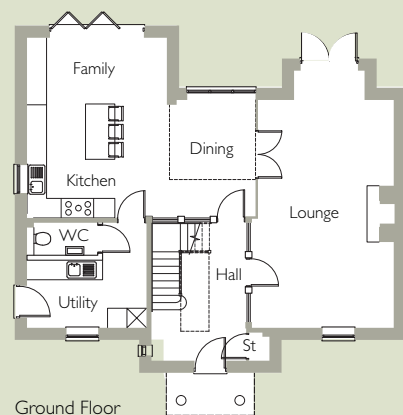


Front of property



Rear of property

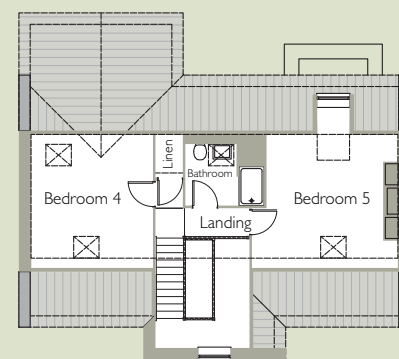
Ogston House 5 bedroom home with double garage



Ground Floor



First Floor



Second Floor

Dimensions

Kitchen/Dining	5542 × 7025	18'0" × 22'10"
Lounge	7003 × 4413	22'9" × 14'4"
Utility	2077 × 3675	11'11" × 6'9"
Master Bedroom	4175 × 3959	13'7" × 10'0"
Bedroom 2	4303 × 3228	14'0" × 10'6"
Bedroom 3	3227 × 3675	10'6" × 11'11"
Bedroom 4	3808 × 3747	12'4" × 12'2"
Bedroom 5	3808 × 3584	12'4" × 11'8"

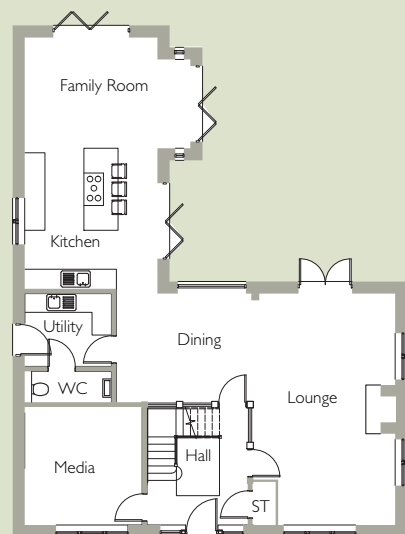


Front of property



Rear of property

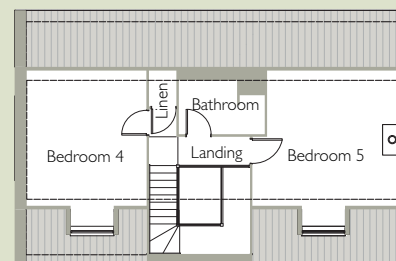
Stonedge 5 bedroom home with media room



Ground Floor



First Floor



Second Floor

Dimensions

Kitchen	4322 x 4078	14'1" x 13'3"
Family Room	5092 x 3403	16'7" x 11'1"
Lounge/Dining	8573 x 7715	27'10" x 23'1"
Media Room	3627 x 3608	11'9" x 11'9"
Utility	2667 x 2238	8'8" x 7'13"
Study	2145 x 3608	7'0" x 11'9"
Master Bedroom	4022 x 4077	13'1" x 13'3"
Bedroom 2	4385 x 3624	14'3" x 11'9"
Bedroom 3	4385 x 3418	14'3" x 11'1"
Bedroom 4	4001 x 3656	13'0" x 11'11"
Bedroom 5	3680 x 3656	12'0" x 11'11"

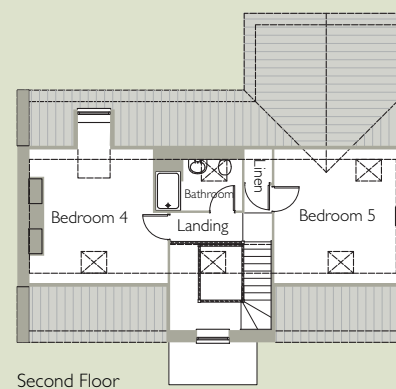
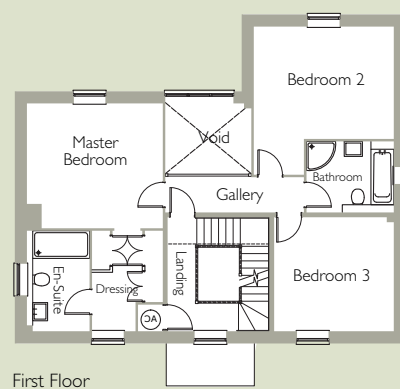
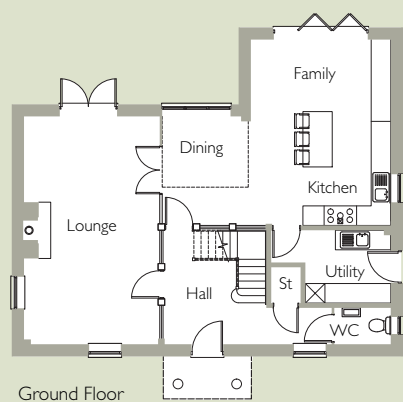


Front of property



Rear of property

Hockley Croft 5 bedroom home with double garage



Dimensions

Kitchen/Dining	5713 x 7025	18'7" x 22'10"
Lounge	7003 x 4175	22'9" x 13'7"
Utility	2625 x 2237	8'6" x 7'3"
Master Bedroom	4175 x 3837	13'7" x 12'6"
Bedroom 2	4303 x 3452	14'0" x 11'3"
Bedroom 3	3502 x 3675	11'5" x 11'11"
Bedroom 4	3803 x 3868	12'4" x 12'7"
Bedroom 5	3502 x 3747	11'5" x 12'2"



Specifications

External Features

- Traditionally constructed by local craftspeople in natural stone with feature slate roof
- Traditional Stone walling boundary and hedging *plot specific
- Landscaped gardens to the front
- Turf to front and rear gardens
- Black PVCu cast iron appearance rainwater goods
- Feature tegula block paving to driveway with edging strip
- Feature buff paving to side and rear path (450mm x 450mm)
- External water tap
- Rainwater collection unit

Windows & External Doors

- High performance coloured PVCu windows with sealed unit double glazing to complement the stonework. Lockable chrome finished handles
- Panoramic aluminium, bi-fold doors and / or French doors
- Feature oak finish front door
- High security locks to all external doors
- Oak effect low maintenance, electric remote controlled up and over garage doors.

Internal Features

- Walls - smooth plastered internal, matt finish to homeowner's choice (2 colours)
- Ceilings – smooth plastered with a white matt finish
- Feature oak faced doors fitted with polished chrome ironmongery
- 175mm Ogee oak skirting and 75mm Ogee oak architraves to the ground floor. (*Oak finish available to first floor as an additional)
- Softwood painted 125mm Ogee skirting with 75mm Ogee architrave to upper floors
- Feature solid oak balustrade & handrail to staircase
- Ceramic floor tiles to entrance hall, kitchen, dining area

Electrical

- Chrome effect finished electrical fittings.
- Mains operated smoke detectors.
- LED chrome effect down lights to ground floor; master bedroom, bathrooms, ensuites & cloakroom
- Media & communication hub, giving you flexible options for the distribution of TV, broadband and telephone. TV points to all reception rooms and bedrooms. Wifi access points to each floor.
- Feature external lighting to front and rear elevations
- Smart meter, to assist electricity energy usage
- Full security alarm with PIR sensors

Heating

- High efficiency gas boiler with under floor heating throughout the ground floor and radiators with TRVs to the rest of the house
- Recessed Rais wood burning stove to the lounge

Wardrobes

- Fitted wardrobes to the dressing area in the master bedroom

Kitchen Features

- High quality contemporary designed German kitchen in a choice of high gloss colours with contrasting island and tall units in wood grain effect.
- Quartz worktops in a range of finishes with complementary upstand
- Blanco silgranit 1½ bowl sink available in a range of colours
- Blanco chrome finish mixer tap
- LED recessed spotlights to kitchen wall units
- Glass panel behind hob
- Siemens multi function oven
- Siemens microwave combination oven
- Siemens 4 zone touch control induction hob

- 12 plate warming drawer
- Siemens integrated dishwasher
- Siemens integrated 50/50 fridge freezer
- Built in high performance extractor

Additional Kitchen Features to Fallgate House & Stonedge, as above but with:

- Further furniture/storage
- Low level drawers as seating/tv area
- Kitchen furniture with glass drawer sides and anti-slip mats
- Wall cabinets with integrated glass LED light base
- Undermounted double bowl sink to kitchen with surface recessed draining grooves
- 3 in 1 Quooker Instant boiling water tap to kitchen
- Siemens IQ700 appliances
- Additional 5 function steam combination oven and warmer drawer
- Additional fridge freezer
- Induction hob and gas domino hob
- Feature ceiling recessed extractor

Utility Features

- Quartz worktops in a range of finishes with complementary upstand to match Kitchen
- Blanco stainless steel sink with mixer tap for the utility
- High level washer and dryer units with pull out basket holder

Bathrooms & Ensuite

- Laufen Pro wall hung WC & basin with Crosswater taps
- Simpsons glazed and chrome edged shower enclosure
- Crosswater thermostatically controlled shower

- Crosswater concealed valve & overflow filler to the Carron bath (main bathroom only)
- Illuminated de-misting mirror with power point
- Heated ladder towel rail
- Ambiance Bain under basin unit
- Half height ceramic wall tiling – full height to shower cubicles & bath areas with brushed chrome effect trims. Ceramic floor tiling to match (plot specific)
- In built storage areas (plot specific)

Cloakroom

- Laufen Pro contemporary white sanitary ware with chrome fittings and Crosswater taps
- Half height ceramic wall tiling, contemporary floor tiling to match wall tiling
- Ambiance Bain under basin unit

Additional features to Fallgate House & Stonedge, as above but with:

- Villeroy & Boch Subway wall hung WC & basin
- Feature coloured towel rail
- Choice of taps

General

- NHBC 10 year buildmark warranty
- A management company will be formed to take responsibility for the common areas, which will levy service charges from time to time to account for any shared costs



Enhancements

Making your new home just the way you want is important. Our “Enhance” options give you the opportunity to tailor your home to your requirements.

With kitchen & bathroom upgrades, media packages, bespoke staircases, monitoring system and garden landscaping options there is plenty to choose from.

- Professionally installed
- Ready for when you move in
- Many products vat free

For more information please speak to your sales advisor



Wildgoose a history of quality, reliability and ethics

A Wildgoose Home combines all the comforts and advantages of modern day living in a superbly designed house that you'll be proud to call home. Stylish, robust, economic to run and practical to live in. The design and finishing is subject to exacting standards and we trust you admire the results

Our dedication to building outstanding homes is the foundation to our success and our renowned reputation.

A family company with more than 100 years experience in construction. Our open and honest approach to building mixed with traditional values and a reputation for quality and reliability, makes Wildgoose the natural choice for your new home.

Our customers are our first priority and part of buying a Wildgoose home is our invaluable assistance in helping you along the way, from reservation of your new home to collecting your keys and moving in.

Jonathan Wildgoose



Milltown Court

Viewing by appointment only. Please contact Caudwell & Co Tel. 01629 810018



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Milltown Court, Fallgate, Milltown, Ashover, Chesterfield, Derbyshire, S45 0EY

