



Crown View Cottage, 22 Hilltop Road, Dronfield, S18 1UH

Saxton Mee

22 Hilltop Road

£780,000

Stylishly refurbished to an exceptionally high standard; this stunning four/five bedroomed stone built detached house offers deceptively well proportioned accommodation extending to 2532 sq ft arranged over four floors with a new double storey stone built extension to the rear.

Enviably located on this highly sought after road, the property backs onto open fields and is conveniently placed within easy reach of renowned local schooling, nearby parks, train station, Civic Centre and supermarkets. The exceptionally well presented accommodation is beautifully appointed and offers gas fired central heating, uPVC double glazing with many of the windows having on trend colonial style shutters and briefly comprises: entrance porch, spacious reception hall with stone ornamental fireplace, living room with log burner stove, truly impressive 'L' shaped dining kitchen/family room having an extensive range of fitted units with granite working surfaces and integrated appliances. The family room taking full advantage of the appealing views over the fields and enjoying excellent natural light enhanced by a roof lantern. Access is afforded to the raised sun terrace which has artificial grass.

Lower ground floor, inner hallway, utility, downstairs cloakroom, den/additional sitting room which opens through to the garden room which is highly versatile in the past being used as a home gym/table tennis area. Office/bedroom 5 with the ground floor area being perfect for a teenager/dependant relative.

Three excellent double bedrooms on the first floor (one with excellent en-suite shower room), stunning family bathroom with bath and separate shower (all installed in 2024). Inner landing with staircase to the master suite with large double bedroom and superb en-suite bathroom.

Vehicular access to the rear with block paved driveway, large attached stone built garage, patio/decked entertaining terrace, lawn with beds, the rear backing onto fields. Excellent shed/store.



- Truly stunning four/five bedroomed and three bathroomed stone built house
- Flexible and versatile accommodation extending over four floors
- Highly desirable residential locality on the semi rural fringe of the town, backing onto fields
- Stylishly refurbished during recent years with new high quality kitchen and bathrooms
- Perfect family home
- Lower ground floor being ideal for teenager/dependant relative
- Private garden and parking to the rear
- Impressive open plan, superb kitchen/dining/family room
- Most appealing southerly views at the rear over surrounding countryside
- Tenure: Freehold / Council Tax Band:E EPC:







Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

2532 ft²

Reduced headroom

37 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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