

# Main Street

Walton-on-Trent, Swadlincote, DE12 8LZ

John German









# Main Street

Walton-on-Trent, Swadlincote, DE12 8LZ

Offers In Excess Of  
£900,000

Set within approximately 0.8 acres of beautifully maintained grounds and enjoying a peaceful riverside position, this exceptional 5/6 bedroom detached home offers a unique blend of space, character, and versatility. From its approach to its thoughtfully designed interior, this property is perfectly suited for modern family living in a truly idyllic setting.





## Ground Floor Accommodation

Upon entering the home, you are welcomed into a spacious entrance hallway. To the left, a full-length living room spans the depth of the house, featuring a large front-facing window and a picture window to the rear framing views of the garden. This room is filled with natural light and provides a warm, relaxing space for everyday living. Flowing seamlessly from the living room is one of the home's most impressive features - the garden room. Designed to make the most of its picturesque surroundings, this space is enveloped in bifold doors and complemented by Velux skylights in the ceiling. It offers uninterrupted, panoramic views of the garden and river, making it an ideal spot for entertaining, reading, or simply enjoying the changing seasons. Returning to the central hallway, you'll find a formal dining room conveniently positioned near the kitchen - a space perfect for family meals or hosting guests. The bespoke kitchen is a true heart-of-the-home space, showcasing a charming and functional rustic style. It features classic shaker-style wall and base units, a double Belfast sink, and a feature brick inglenook housing a dual-fuel range cooker and extractor fan. The work surfaces are finished in elegant marble granite, which is matched by the central island offering additional workspace and informal seating. A large window behind the sink provides yet another beautiful view of the garden and river beyond. This kitchen is not only well-designed but also generously equipped with storage and thoughtful details throughout. Off the kitchen, a second hallway connects the rear entrance of the home with access to the utility room, and the integral double garage. This practical layout maximises flow and functionality for everyday family life. The utility room is finished to the same high standard as the kitchen, with matching marble granite worktops, further storage cupboards, a second Belfast sink, and a window overlooking one of the patio areas. This space is ideal for laundry and household tasks and also offers potential to be sectioned off or reconfigured to create separate accommodation or downstairs living quarters if desired.

## First Floor Accommodation

A staircase from the main hallway leads to a spacious first-floor landing that offers access to four double bedrooms, two bathrooms, and a versatile additional room. To the left at the top of the stairs is one of the largest bedrooms - a light-filled dual-aspect room with windows to the front and side, the latter offering a stunning elevated view of the surrounding treeline. This bedroom is fully fitted with a range of wardrobes and drawers, and notably, the current wardrobes are unusually deep, offering the potential to convert part of the space into an en-suite. The second bedroom from the landing is another generously sized double room, enjoying garden and river views through its rear-facing window. Continuing down the landing, there is a large family bathroom fitted with 'his and hers' sinks, a bathtub, WC, and an attractive alcove with spotlights, creating a spa-like environment. Next to this is a separate shower room, which also features dual sinks, a WC, and a large cubicle shower - ideal for busy family mornings. Two further double bedrooms are accessed from the landing, both offering ample space for furniture and storage, and continuing the home's theme of light-filled rooms and scenic views. At the end of the hallway is a fantastic bonus space - a large, flexible room that could serve a multitude of purposes depending on your lifestyle needs. Whether used as a playroom, secondary sitting room, dressing room, or sixth bedroom, this space adds significant versatility to the home. From here, a private staircase leads to the second-floor master suite.

## Second Floor Master Suite

Situated in the converted attic space, the master bedroom is an absolute showstopper. Vaulted ceilings with exposed beams add charm and character, while Velux windows offer open sky views and allow light to pour in. This is a peaceful retreat away from the main living areas, designed for rest and relaxation. The master suite includes a grand en-suite bathroom, again generously proportioned, and finished with style and practicality in mind. The exposed beams and elegant fixtures complete this luxurious private space. Additionally, following on from the en-suite, there is further loft space offering excellent scope for conversion (subject to the necessary planning permissions). This provides an exciting opportunity for buyers wishing to expand the living accommodation even further, whether as a hobby room, study, or additional bedroom.

## Gardens & Grounds

The property is set back from the road, accessed via a sweeping in-and-out horseshoe driveway that provides an impressive welcome and ample off-road parking. Mature planting and greenery frame the entrance, offering privacy, whilst leading to the integral double garage and rear access. The property sits within approximately 0.8 acres of mature, landscaped grounds. Surrounding and separate patio areas provide ideal spots for alfresco dining, entertaining, or simply enjoying the peace and beauty of the riverside location. A dedicated patio with firepit creates a very zen and tranquil space, perfect for relaxing evenings or quiet reflection. Expansive lawns stretch down towards the river, framed by mature trees and borders offering both colour and privacy throughout the year. The setting is tranquil and secluded while still being practical for family life, with plenty of space for children to play and outdoor hobbies.

## Location

This exceptional home is in the highly sought-after village of Walton-on-Trent, a picturesque and well-regarded South Derbyshire village known for its rural charm and strong sense of community. The village offers a peaceful lifestyle with the benefit of essential amenities close by, including a popular primary school, a traditional pub, and scenic walks along the River Trent. Walton-on-Trent is also ideally positioned for easy access to nearby towns such as Burton upon Trent, Lichfield, and Barton-under-Needwood, with excellent road links to the A38 and A50 for commuters. The area is well-served by reputable schools, both state and independent, making it a popular choice for families seeking a balance between countryside living and convenient access to urban centres. This absolutely spectacular property is a must-view for anyone seeking a stunning family home in a tranquil, sought-after location. Offered with no upward chain, early viewing is highly recommended to fully appreciate the size, quality, and potential this remarkable home has to offer.

**Agents note:** The property sits within a conservation area.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Drive & double garage

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas  
(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/22052025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







John German





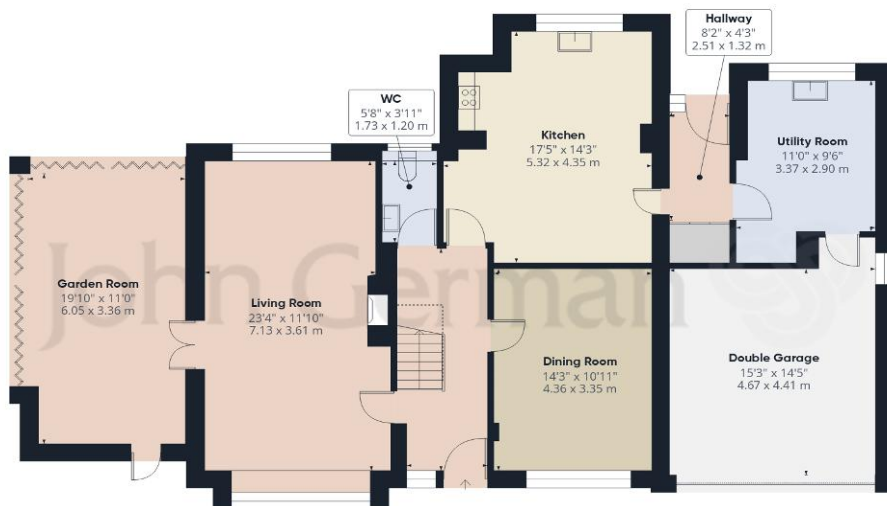




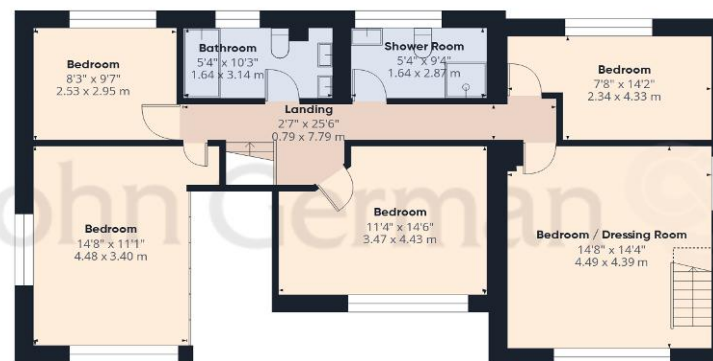




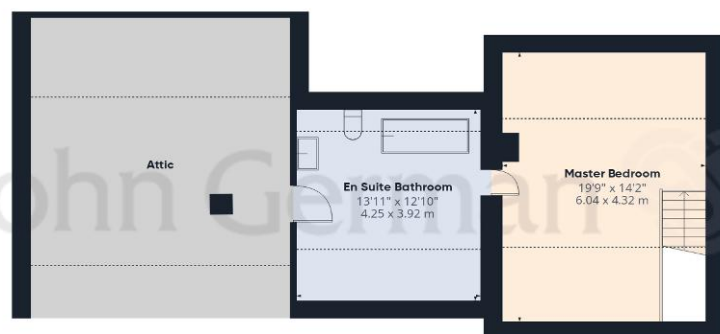




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

2753 ft<sup>2</sup>

255.5 m<sup>2</sup>

**Reduced headroom**

222 ft<sup>2</sup>

20.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





