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# New Street Oakthorpe

- Well-situated detached bungalow
- Beautiful open countryside views
- Offered with no onward chain
- Spacious lounge and picturesque conservatory
- Well-appointed breakfast/kitchen room
- Three well-proportioned bedrooms
- Re-fitted shower room and separate utility
- Beautifully landscaped garden with mature planting
- EPC Rating E / Council Tax Band D / Freehold

Nestled in the charming village of Oakthorpe, this delightful house offers a unique opportunity for those seeking a tranquil lifestyle amidst stunning countryside views. With no onward chain, this property is ready for you to make it your own without the hassle of waiting for previous owners to move out.

One of the standout features of this home is the inviting conservatory, which allows for an abundance of natural light to flood the living space. This versatile area can be used as a sunlit reading nook, a playroom for children, or even a dining space that brings the outdoors in, making it an ideal spot for enjoying the picturesque views of the countryside.

Outside you will be greeted by a mature rear garden, a perfect oasis for relaxation and outdoor entertaining. The garden is well-established, providing a sense of privacy and a beautiful backdrop for family gatherings or quiet evenings spent enjoying the natural surroundings.

In summary, this house on New Street presents a rare opportunity to enjoy a serene lifestyle with beautiful countryside views, a mature garden in a lovely home. Do not miss the chance to view this charming property and envision the possibilities it holds for you and your family.





#### General Description:

Welcome to The Hollies, a delightfully positioned and generously proportioned detached bungalow set within the peaceful village of Oakthorpe. Enjoying open countryside views to the rear and offered for sale with no onward chain, this appealing home provides an excellent opportunity for those seeking a spacious, well-maintained property in a charming rural setting.

The approach is particularly attractive, with the bungalow nestled among other characterful homes, complemented by a walled front garden and a smart block-paved driveway that runs alongside the property.

#### Accommodation:

Inside, a welcoming through-hallway introduces the home's well-planned layout. To the rear, the spacious family lounge flows naturally into a bright and picturesque conservatory, offering uninterrupted views across the surrounding countryside, an ideal space for relaxation. The well-appointed breakfast kitchen provides ample room for informal dining and is accompanied by a useful utility room. A refitted shower room features a modern walk-in enclosure, while three generously sized front bedrooms offer versatile accommodation suitable for sleeping, working, or additional living space.

#### Gardens and land:

The garden is a true highlight, beautifully maintained, thoughtfully landscaped, and designed for year-round enjoyment. A combination of slab-paved patio areas, manicured lawns, circular-stone pathways, and colourful flowerbeds create an inviting outdoor retreat. Mature borders, established shrubs, and a striking monkey puzzle tree add character and privacy. Completing the plot is a substantial detached garage, benefiting from power, lighting, and double glazing, offering excellent storage or hobby space.

#### Location:

Perfectly placed for modern convenience, The Hollies enjoys easy access to reputable local schools, strong commuter routes such as the M42 and A444, and is just a short drive from Measham and the historic market town of Ashby-de-la-Zouch. This charming bungalow presents a rare opportunity to embrace tranquil village living with all amenities within easy reach.

#### Method of Sale:

The property is offered for sale by Private Treaty.

#### Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

#### Tenure:

The property is being sold freehold with vacant possession upon completion.

#### Local Authority:

South Derbyshire District Council, Civic Way, Swadlincote, Derbyshire, DE11 0AH. Council Tax Band D.

#### Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.





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## Services:

The property is connected to mains electricity, water, and drainage.

Heating is provided by an LPG central heating system. Underfloor heating services the shower room.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

## Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

## Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

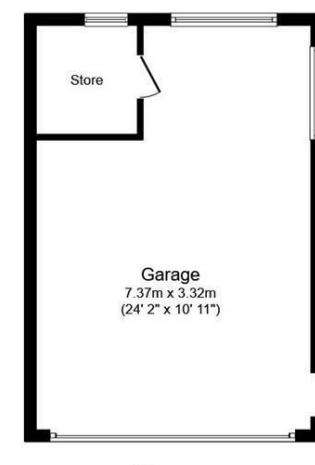
## Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

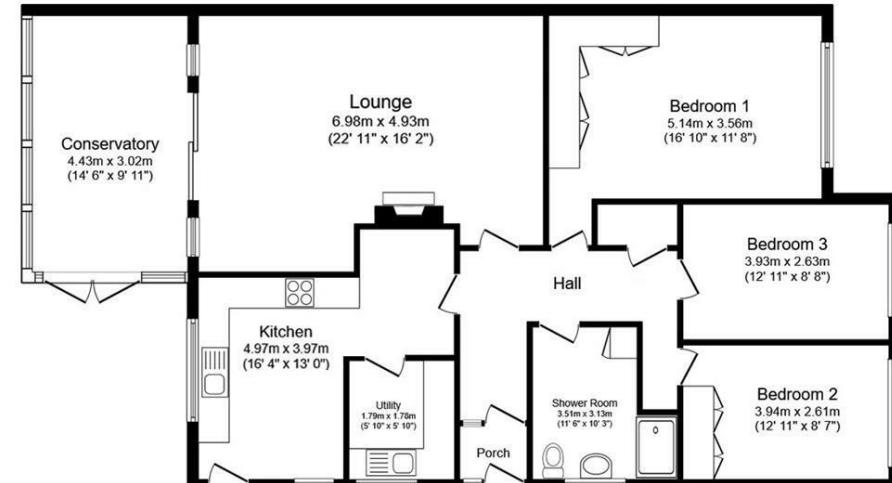
## General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

# The Hollies, New Street, Swadlincote, DE12 7RJ



**Garage**  
Floor area 36.3 sq.m. (391 sq.ft.)



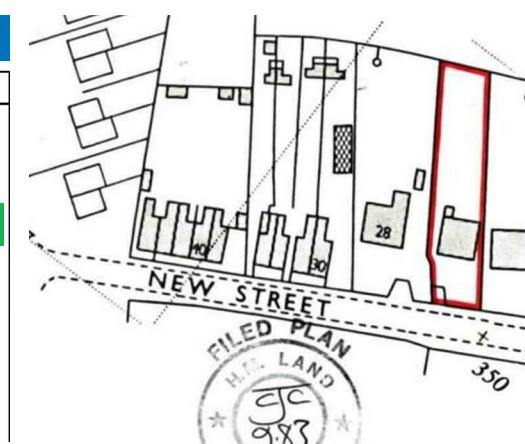
**Floor Plan**  
Floor area 131.9 sq.m. (1,420 sq.ft.)

Total floor area: 168.2 sq.m. (1,811 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		





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