



Chuckle Cottage  
Rectory Lane | Stretton-en-le-Field | Swadlincote | Derbyshire | DE12 8AF



# CHUCKLE COTTAGE



*This characterful detached 3 bedroomed thatched cottage, was built for the current owners in 1997, embracing traditional materials and craftsmanship.*



# ACCOMMODATION

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The sale of Chuckle Cottage represents a unique opportunity to acquire a characterful detached 3 bedroomed thatched cottage. The property is well proportioned extending to 2,556 sq.ft. and was built for the current owners in 1997, embracing traditional building materials and craftsmanship throughout. The result is a truly unique property which features exposed beams, oak handmade windows with stone surrounds, handmade oak doors and thatched roof - furthermore having the benefits of a modern insulated and double glazed home with underfloor heating.

Additionally the property continues to offer a true lifestyle opportunity outside having a walled garden, driveway, detached double garage and approximately 3.5 acres of woodland. The woodland area is positioned directly opposite the property, is accessed by a five bar gate featuring green open spaces and woodland pathway - the opportunities this area offers are truly endless.

In summary, this sale offers a rare opportunity to own a truly unique lifestyle property positioned within a highly convenient rural location offering excellent commuting links.

## Ground Floor

The entrance to the property impresses with its spacious reception hallway having exposed ceiling beams. There is a high degree of craftsmanship throughout this property and this is evident in the handmade oak staircase with detailed carving that leads to the first floor and the stone window surrounds. The hallway grants access by three oak handmade doors featuring bespoke ironmongery furniture to a guest cloakroom, sitting room and dining kitchen.

The sitting room enjoys a dual aspect and leads to the feature garden room having a superb high ceiling - these two rooms work extremely well together offering a high degree of flexibility for both relaxation, dining or entertaining.

The dining kitchen is an excellent footprint, having an extensive range of granite preparation surfaces, hand made painted oak drawers & cupboards, ceramic butlers sink and Lacanche range cooker. Leading off the kitchen is a well proportioned utility room and a feature rear porch/boot room - the utility room has handmade oak units, granite surface, butler sink and ample space for appliances. Finally to the ground floor is the feature rear porch/boot room which overlooks and has a rear door leading to the garden, this area has the potential to also function as a study.









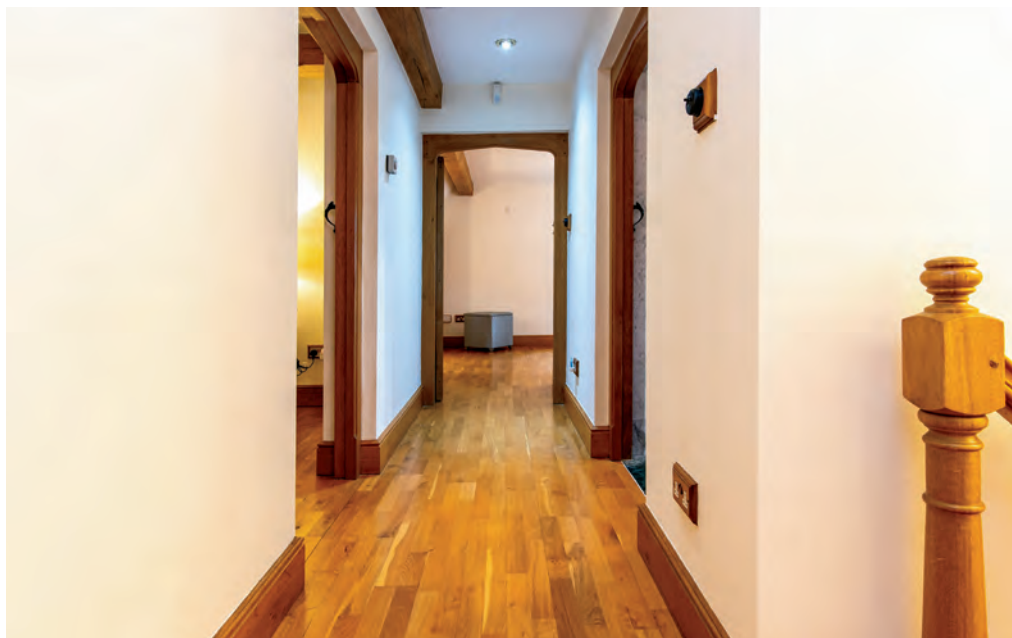






## First Floor

The first floor landing continues to incorporate the features of exposed beams and handmade oak doors which lead to three bedrooms and a large bathroom. The bedrooms are all well proportioned, two having a range of built in wardrobes/storage.

















# OUTSIDE

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Approaching the property, one is met with the feature thatched lych-gate which opens into the fore garden having stone paved paths which lead to the entrance door with thatched canopy above. Furthermore, there is a driveway to the side providing off street parking for two vehicles and access to the detached thatched double garage. To the rear of the property is a walled garden which features lawned areas, large stone paved patio and a useful thatched garden store.

Opposite the property and included in the sale is approximately 3.5 acres of beautiful woodland, there is excellent access via a driveway entrance and five bar gate, offering the potential of additional parking, storage area or the potential for a workshop/store subject to obtaining planning permission. The woodland is home to an abundance of nature and wildlife, is not densely planted and has open green spaces and woodland path that runs mostly around the perimeter. There are views to the southerly aspect over adjacent farmland and it borders the medieval church of St. Michael's. The lifestyle opportunity of this woodland is endless and must be seen to be truly appreciated.





# LOCATION

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Stretton-en-le-Field is a charming hamlet occupying a highly convenient location where the boundaries of four counties meet in North West Leicestershire on the edge of the National Forest. The medieval church of St Michael's marks the entrance to the village with its spire seen above the trees in rolling wooded countryside is visible for miles. The village's name is derived from the old English words for settlement (ton) by a Roman Road (street) in open countryside (field).

The village is positioned just north of the A444 and M42 junction, approximately 5 miles south-west of Ashby de la Zouch and 3 miles to the west of Measham - offering a peaceful and picturesque setting while still being within easy reach of urban conveniences.

This location benefits from excellent transportation links allowing convenient commuting to Birmingham, Leicester, Derby and Nottingham. There are several mainline connections to London and for international travel East Midlands Airport and Birmingham International Airport are within easy reach.



ST. MICHAEL,  
STRETTON - EN - LE - FIELD  
THIS CHURCH IS MAINTAINED BY THE  
REDUNDANT CHURCHES FUND,  
ST. ANDREW - BY - THE - WARDROBE,  
QUEEN VICTORIA STREET, LONDON EC4,  
WITH MONEY PROVIDED BY PARLIAMENT  
AND THE CHURCH OF ENGLAND, AND BY  
THE GIFTS OF THE PUBLIC. ALTHOUGH NO  
LONGER USED FOR REGULAR WORSHIP,  
IT REMAINS A CONSECRATED BUILDING.

Stretton  
en le Field  
A Thankful Village





#### Services

LPG -fired central heating, mains water, electricity and a Klargester septic tank drainage system are supplied to the home.

#### Tenure

Freehold

#### Local Authority

North West Leicestershire District Council. Council Tax Band G

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country 01332 973 888 / 07726 314580

#### Directions

Please use what3words app - gives.automatic.brand

#### Website

For more information visit [www.fineandcountry.com/uk/derbyshire](http://www.fineandcountry.com/uk/derbyshire)

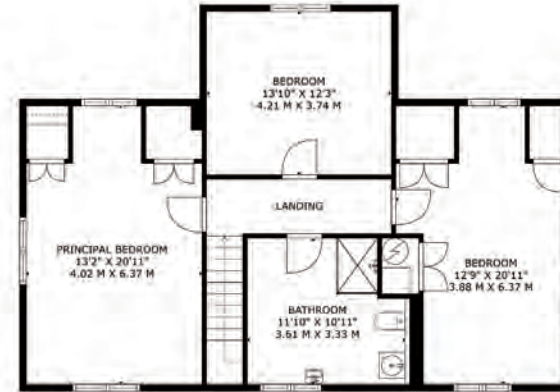
#### Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only.

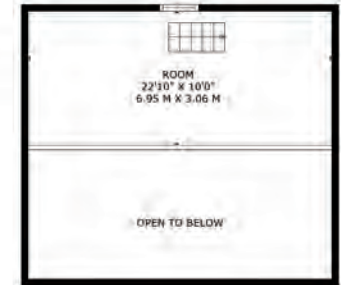




GROSS INTERNAL AREA  
 GROUND FLOOR: 1376 sq. ft, 128 m<sup>2</sup>, FIRST FLOOR: 1180 sq. ft, 110 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 478 sq. ft, 44 m<sup>2</sup>, PORCH: 90 sq. ft, 8 m<sup>2</sup>, OPEN TO BELOW: 222 sq. ft, 21 m<sup>2</sup>  
 TOTAL: 2556 sq. ft, 238 m<sup>2</sup>  
©2024 All Dimensions Are Approximate, Actual May Vary



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**PRS** Property Redress Scheme



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 18.07.2024





# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## ANTHONY TAYLOR PARTNER AGENT

Fine & Country Derbyshire  
01332 973 888 | 07726 314 580  
email: [anthony.taylor@fineandcountry.com](mailto:anthony.taylor@fineandcountry.com)

Anthony has specialised in selling premium and rural properties in Derbyshire for over 20 years, gaining an in-depth knowledge of the affluent suburbs of Derby and the surrounding villages that lie within South Derbyshire, Derbyshire Dales and the Peak District.

Anthony's experience and passion combined with the specialist marketing techniques and sale processes fine and country offer help gain the best possible results for his clients and their purchasers to find their dream home.

Married and a proud father of 3, Anthony was born in Derbyshire, spending formative years in Nottinghamshire before attending University. His property career began in Hampstead, London - drawn back to rural roots and sporting interests joining a premier firm in Derbyshire.

### Agent Testimonial

"We have worked with Anthony directly on two previous occasions when selling our home. In both cases, Anthony's knowledge, input, integrity and support have been first class' January 2022

"If you want correct advice first time, an accurate appraisal and more importantly a better house selling experience - I could not recommend Anthony highly enough, and he is a thoroughly nice chap to boot!" February 2022

THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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