



Whiteoaks  
Church Lane | Hartshorne | Derbyshire | DE11 7ER

FINE & COUNTRY

# WHITEOAKS



*Whiteoaks is a large imposing 3,439 sq.ft 5-bedroom individual architect designed residence with double garage located in a sought after village setting. This stunning family home is approached via a shared private driveway leading to the block paved driveway and double garage. This beautiful property boasts large reception rooms, a large open plan kitchen, an impressive entrance hallway with its floating oak staircase which flows through to the entertaining space overlooking the gardens to the rear. The high standard of finishings is evident throughout including the beautiful bedrooms, tiled flooring, bespoke carpentry, and high-quality bathrooms throughout.*







# ACCOMMODATION

---

## Ground Floor

Whiteoaks is accessed via a private driveway leading to the blocked paved driveway with double garage offering ample parking for up to six cars.

The front door opens into an impressive, tiled entrance/reception hall with solid oak floating staircase rising to the first floor. The heart of this magnificent home is the open plan entertaining space with games area and patio doors leading out onto the garden patio. The family kitchen with centre island is located off the entertaining area and features tiled flooring, a double sink overlooking the garden, quartz countertops and integrated appliances including dishwasher, double oven, microwave and induction hob. Located off the kitchen is a good size utility room with chrome sink, space for both a washing machine and tumble dryer plus access to the side of the property.

On the ground floor there is plenty of space for those with a large family to find somewhere to unwind or hide away from family life. This includes two large reception rooms both of which have log burners, a large office that could also be used as a playroom, and a formal dining room. The ground floor also benefits from plenty of storage cupboards, underfloor heating and a w/c.









# SELLER INSIGHT

“Whiteoaks has been our family home since 2010. It was brand new when we purchased it, and in that time, we have maintained it with great care and affection. We landscaped the garden from scratch, designing it across three levels with access all around the property.”

“The first feature we fell in love with was the double-width staircase and gallery landing. The front room is also lovely, and one of my favourite rooms, featuring a brick fireplace that creates a cosy atmosphere in the winter. The underfloor heating further enhances this warmth.”

“We were drawn to the unique, one-off build, full of character, which is rare for new properties. We loved the quiet setting that offers the best of both worlds: a vibrant village life, yet with close proximity to Burton and Derby. The property has a great feel, with many bespoke features.”

“Whiteoaks is excellent for entertaining, with the kitchen and dining room flowing seamlessly from the hallway. The hallway itself was spacious enough for our children to enjoy activities like playing pool. The large space has been incredibly usable.”

“Every Christmas, our whole family gathers here, and it is such a joy with plenty of room for everyone to stay. We’ve hosted countless birthday parties and I have made many birthday cakes in the kitchen, along with numerous BBQs. The grandchildren visit most weekends and particularly love the snug for quiet time or games.”

“The garden is a haven for hedgehogs, and we frequently see a variety of birds and enjoy beautiful sunsets. The area provides lovely walks for us and the dogs.”

“The views, particularly from the top bedroom, are stunning, overlooking farmland and hillsides. Our dogs loved the garden, chasing birds in the ample space.”

“We have wonderful neighbours nearby whom we will miss dearly. They have become good friends, and we always look out for each other.”

“The Bulls Head, The Admiral, and The Mill Wheel all deserve a mention, as people travel to these places for excellent food and drink.”

“It is now time for a new family to enjoy this home as we downsize. Whiteoaks has always been a busy and lively home, filled with children and grandchildren. We will miss the tranquillity, the memories we’ve created, the special moments, and the happiness within these walls. It truly is the perfect family home.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















### First Floor

The contemporary floating central oak staircase leads up to an impressive and spacious landing. On the first floor you have a large master suite with two built in wardrobes, an ensuite and a walk-in wardrobe. Further to this you have four double bedrooms of which one also benefits from having an ensuite, and another features a large dressing room which could be used as a kids' playroom or an additional bedroom making this a 6-bedroom property if required. On the first floor of the property, you also have a good size family bathroom with jacuzzi bath and a separate shower.

















# OUTSIDE

---

The rear garden to the property boasts lots of areas to both entertainment and relax. This includes formal lawned areas, mature borders with patio areas and a useful secure patio area located at the bottom of the garden that could be used for storing items or as a dog run.

















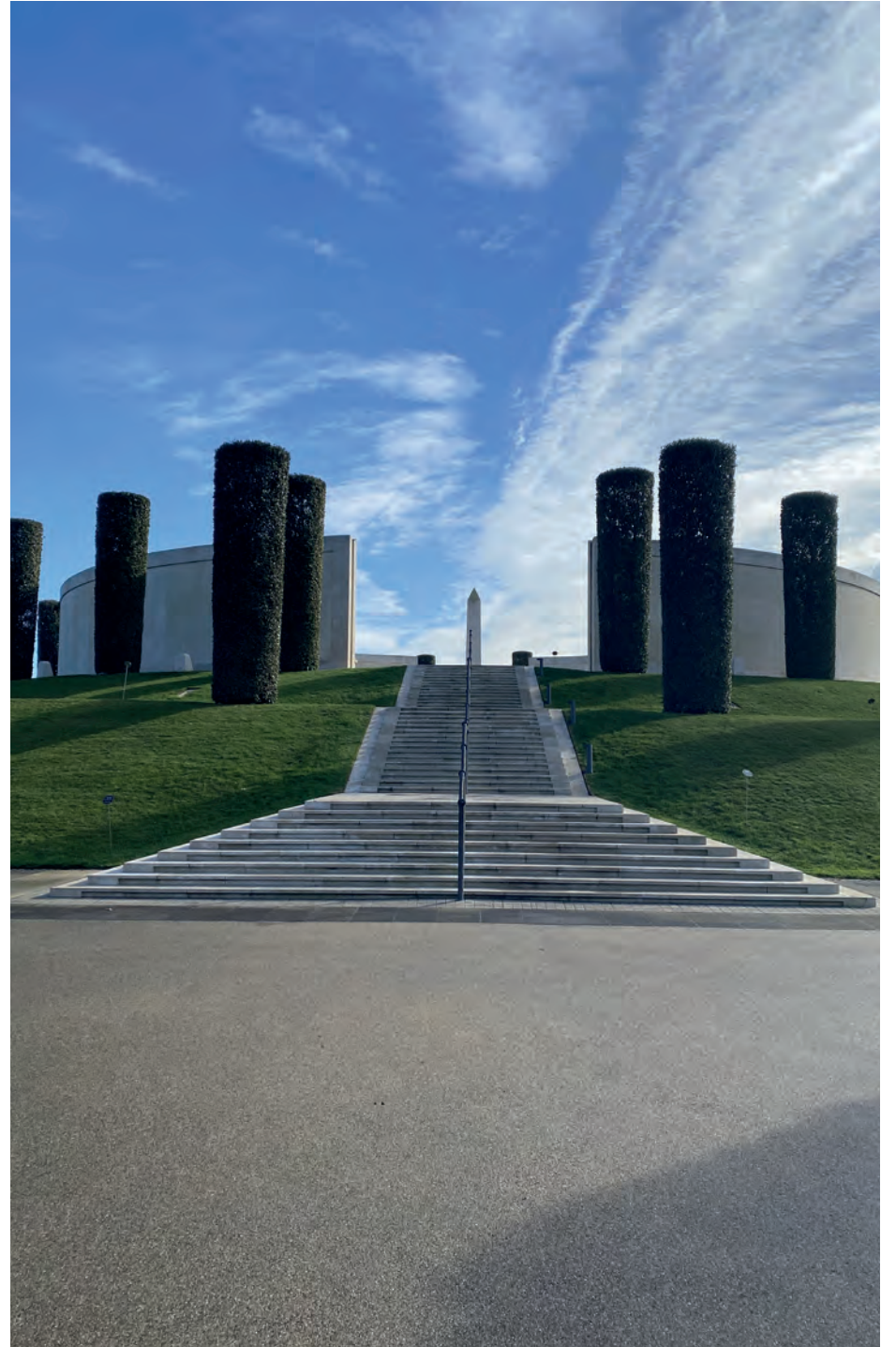


# LOCATION

---

Whiteoaks is situated on the edge of the picturesque village of Hartshorne and is a short drive from the town of Swadlincote where there are supermarkets and excellent local shopping and recreational amenities. It is also an easy drive from both Burton on Trent and Derby with their more extensive facilities including mainline trains to London. The A38, A42 and M1 are a short distance away giving good access to national network. Both Foremark reservoir and Stanton Harold Reservoir are also 'on the door step' with their wide array of outdoor pursuits including walking, cycling and fishing to name but a few. There are also some fine cultural sites within easy reach including Hardwick Hall, Chatsworth and Haddon Hall. The world renowned Repton School is less than 15 minutes' drive.









### Services

Oil fired central heating. Mains water, electricity and drainage.

### Is the property Freehold/Leasehold?

Freehold

### Local Authority

South Derbyshire District Council

### EPC Rating

C

### Council Tax Band

G

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973 888

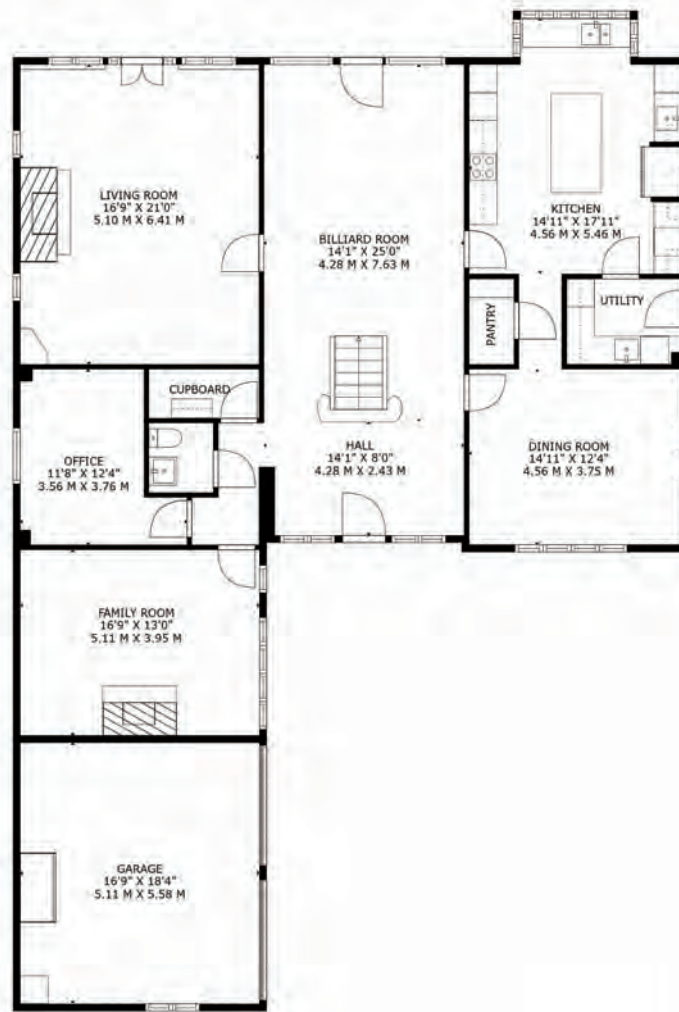
### Website

For more information visit <https://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



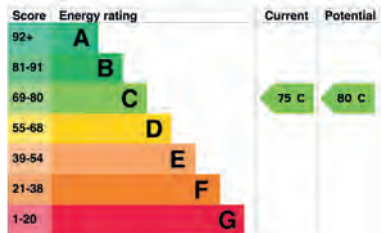


GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA: 3439 sq ft, 320 m2  
 LOW CEILINGS & OPEN TO BELOW: 292 sq ft, 26 m2  
 GARAGE: 307 sq ft, 29 m2  
**OVERALL TOTALS: 4038 sq ft, 375 m2**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY









# 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*



**GREG PERRINS MBA**  
PARTNER ASSOCIATE

Fine & Country Derbyshire  
07495 368 823  
email: [greg.perrins@fineandcountry.com](mailto:greg.perrins@fineandcountry.com)

Greg has over 11 years' experience working within the real estate industry. With a passion for luxury property, Greg relocated back to the UK to apply his knowledge, experience, and passion for the industry as an Associate for Fine & Country Derbyshire.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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



Fine & Country Derbyshire  
The Old Post Office, Victoria Street, Derby DE1 1EQ  
01332 973 888 | derbyshire@fineandcountry.com

