



8 Cottons Way, Oakthorpe

In Excess of £675,000



8 Cottons Way

Oakthorpe

An enviable four bedroom detached executive home, enjoying over 2500 sqft of living space, double attached garage and desirable field views to the rear elevation. Located on the edge of the popular village of Oakthorpe, in the most sought after setting. This home is nestled within a stunning executive courtyard development of only nine uniquely designed properties, constructed by a renowned local builder and architect in 2017. Utilising thoughtful detail, high end natural materials and sits gently within its country setting to offer a timeless home.

As you step through the impressive Oak porch, you are immediately struck by the sizeable entrance hall, complete with stunning oak flooring that flows seamlessly throughout the ground floor. The sense of space and quality continues as you enter the high-spec kitchen diner, where a sleek Quartz breakfast bar takes centre stage. Flooded with natural light from the bifold doors, the room offers breathtaking views of the unique and tranquil fields beyond. The substantial lounge, equally impressive, also boasts bi-folding doors that open onto a beautifully landscaped garden, creating a seamless connection between indoor and outdoor living. This is truly a home that captivates at every turn.

In brief the property comprises; entrance hall, cloakroom with WC, utility, kitchen diner, lounge, master bedroom with en-suite, guest bedroom with en-suite, two further double bedrooms and a family sized bathroom. Outside attached double garage with ample parking and private driveway, landscaped mature front garden, mature landscaped garden to the rear.

The property is efficiently heated with air source heat pump, with underfloor heating to the ground floor and modern



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Oakthorpe, Swadlincote

The property is efficiently heated with air source heat pump, with underfloor heating to the ground floor and modern radiators to the first floor. The property also benefits from an ADT alarm system to the ground floor. Attached double garage with cedar electric remote up and over doors.

Location

Situated on the edge of the charming village of Oakthorpe, this property offers the perfect balance of rural tranquillity and convenient access to local amenities, including a village shop, primary school and community hall. Located within the National Forest which provides natural greenspace on the door step. Nearby attractions such as Conkers, Moira Furnace and Hicks Lodge are just a short drive or walk away, providing plenty of outdoor activities for all ages. Surrounded by breathtaking countryside, the location also benefits from excellent commuter links, with the M42 easily accessible. The nearby towns of Ashby de la Zouch and Measham offer further amenities, making this an ideal setting for country living with modern conveniences.

Main Entrance Hall 13'09" x 11'02" (into recess)

You are welcomed into a light and sizeable entrance hall via Oak door flanked either side with timber double glazed gallery windows, engineered Oak flooring, inset spotlights and open spindled Oak staircase. This fantastic space leads you to the cloakroom, garage and secondary entrance corridor leading to the utility, open plan dining kitchen and lounge.

Cloakroom 10'07" x 4'09"

Absolutely stunning double door entrance with decorative



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Cloakroom 10'07" x 4'09"

A larger than average cloakroom space, with decorative tongue and groove panelling with chunky Oak shelf over, offering a concealed modern low level WC and floating ceramic sink with chrome mixer tap over, with timber double glazed window to the side elevation, engineered oak flooring and inset spotlights.

Secondary Hallway 6'04" x 5'05"

Inviting you through to the rear elevation of the property and leading to the utility, kitchen diner and lounge. Engineered oak flooring and inset spotlights.

Utility 10'11" x 6'04" (into recess)

Cleverly located behind the dining kitchen with direct access to the garden via a solid timber door to the side elevation. With a range of modern Shaker style base, wall and tall units offering ample storage and cupboard space, with laminate worktop and matching up stands, stainless steel sink with chrome mixer tap over and undercounter space with plumbing for a concealed washing machine and tumble dryer. Engineered Oak flooring continued, inset spotlights and feature undercounter lighting.

Lounge 18'08" x 20'11" (into recess)

A delightful bright and spacious lounge flooded with natural light from the triple bi-folding doors to the rear, enjoying views over the substantial garden and hayfield beyond, with a timber double glazed window to the front elevation, nestled behind a thoughtful mature planted frontage. A continuation of engineered oak flooring, inset spotlights and Sandstone hearth into chimney.



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En-suite bathroom 9'05" x 8'08"

Impressive full size bathroom consisting of a modern four piece suite including; decorative tongue and groove panelled double ended bath with chrome mixer tap over, single shower enclosure with thermostatic chrome twin shower head (rain shower), decorative tongue & groove panelling housing an hidden modern low level WC and floating ceramic sink with chrome mixer tap over, chunky Oak shelf and useful vanity cupboard under the sink. Inset spotlights, chrome heated towel radiator, ceramic tiled floor and timber double glazed window to side elevation.

Bedroom Two (Guest Room) 14'01" x 12'11" Vaulted ceilings

Velux window to side elevation, cream carpet, inset spotlights, radiator. Leading to en-suite.

En-suite shower room

Large modern glazed shower enclosure with thermostatic chrome twin shower head (rain shower). Decorative tongue and groove panelling with floating ceramic wash basin with chrome mixer tap over, low level WC with concealed system. Ceramic tiled flooring.

Bedroom Three 19'11" x 9'10" into recess

Timber double glazed window to rear elevation, cream carpet, radiator and inset spotlights.

Bedroom Four 19'11 x 9'10" into recess

Timber double glazed window to front elevation, cream carpet, radiator and inset spotlights.



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Main Family Bathroom 9'05" x 8'08"

Luxury modern bathroom consisting of a white four-piece suite including; decorative tongue and groove panelled double ended bath with chrome mixer tap over, single shower enclosure with thermostatic chrome twin shower head (rain shower), decorative tongue & groove panelling housing a hidden modern low level WC and floating ceramic sink with chrome mixer tap over, chunky Oak shelf. Inset spotlights, chrome heated towel radiator, ceramic tiled floor and timber double glazed window to side elevation.

Attached Double Garage 22'7" x 19'6"

Two Cedar wood up and over remote controlled garage doors, with inset spotlights, power, water tap, timber door leading to the rear elevation and convenient timber door leading to the main house.

Outside to the front Elevation

With ample off road parking to the front and private driveway , enhanced by soft landscaping that compliments the leafy surroundings. A handsome Oak porch, complete with feature wall lights, adds to its character, creating a warm and inviting entrance. Thoughtfully selected paving leads you to the gated access to the rear. Every detail has been carefully considered to create a harmonious balance between traditional elegance and contemporary comfort.



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Outside Rear Garden

The garden is a true highlight of this property, offering a generous space with stunning field views to the rear, quietly nestled in a leafy and tranquil setting. Gently landscaped, the rear garden features a fledgling orchard and meadow grass, transitioning to a spacious lawn bordered by mature shrubs. A composite decking area directly off the house provides the perfect spot for outdoor entertaining, complete with feature wall lighting and outside tap.

- 2500 sqft
- Luxury Executive Property
- Edge of the Village, surrounded by countryside
- Envious Field Views
- Unique Courtyard Development of Nine Executive Properties
- Engineered Oak Underfloor heating to ground floor (air source heat pump)
- Double Garage with Cedar Electric remote doors
- Boasting Corner mature plot
- Remote access alarm system to ground floor
- High Specification Kitchen with Quartz worktop and fully integrated Siemens appliance
- En-suite to Master Bedroom and Guest Room
- Cloakroom
- Utility
- Direct Access to the double garage from the house.

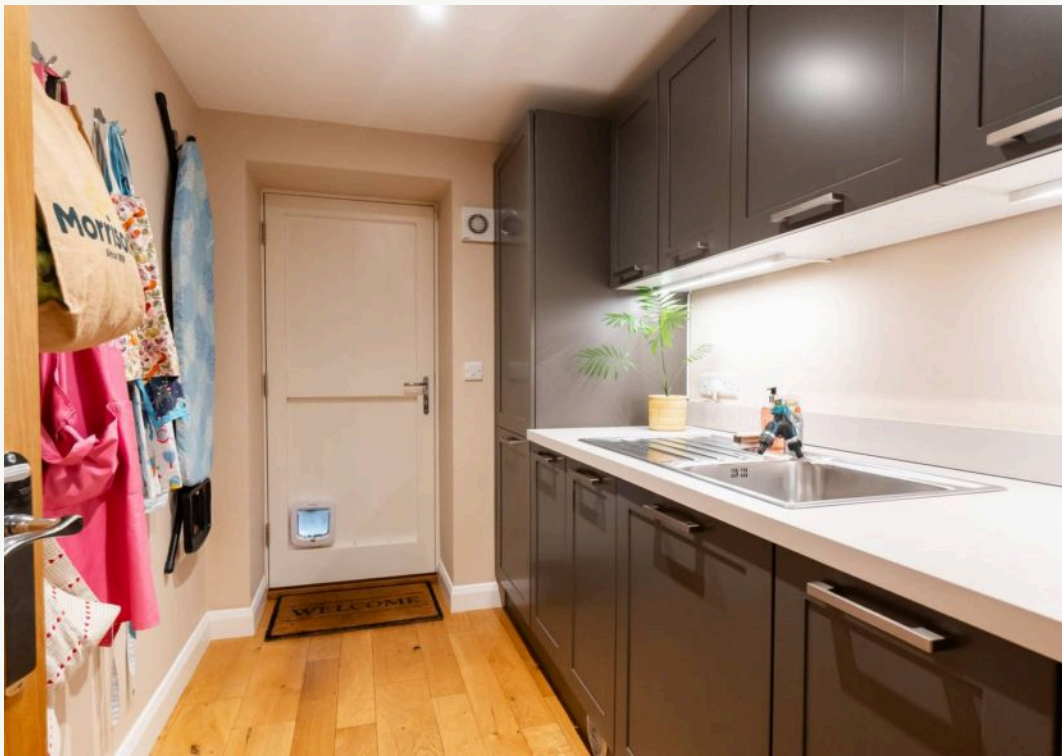








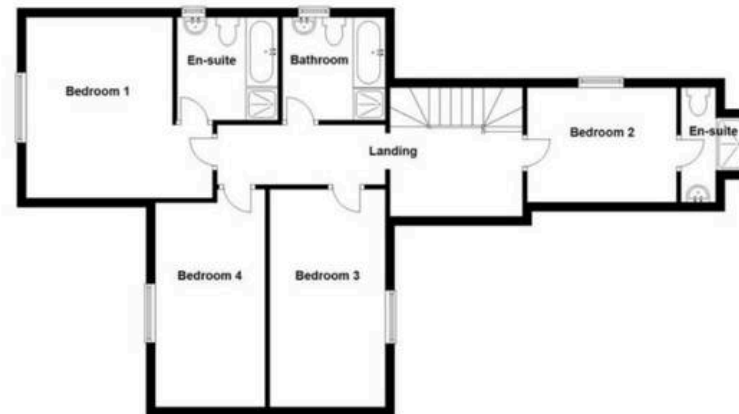




Ground Floor



First Floor



Floor plan intended as a guide to layout only



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