



Hamilton House, Hamilton Drive, Swadlincote, Derbyshire, DE11 7NS

HOWKINS &
HARRISON



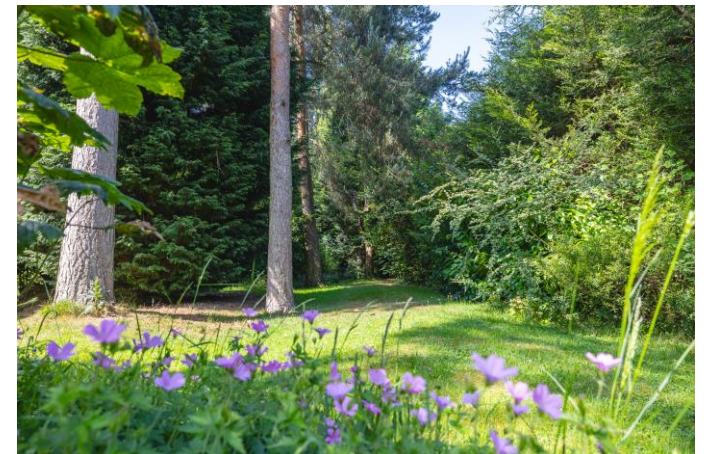
Hamilton House, Hamilton Drive,
Swadlincote,
Derbyshire, DE11 7NS

Asking Price: £699,000

Set within an idyllic position in the heart of the National Forest is this delightful detached family home.

Offered for sale with no upward chain and bought to the market for the first time in over 40 years, Hamilton House occupies a generous 1.05 acre plot backing onto Hamilton lake and woodland. The property offers potential for further development (subject to planning permission being obtained), currently boasting over 1900 sqft of versatile internal accommodation, approached via a private driveway leading to ample parking for several vehicles, detached garage and car-port.

This is truly a unique setting an early internal viewing is strongly recommended.



Location

Occupying a secluded position at the end of Hamilton Drive, backing onto a lake and woodlands with excellent walkways and parkland in the centre of the National Forest.

Swadlincote woodlands are part of a nature reserve and provide easy access into this small market town. Swadlincote itself has an abundance of local shops, pubs and eateries alongside an Odean Cinema, Leisure Centre with a full range of facilities, the ever popular Snowsports dry Ski Centre and Eureka Park, dating back to the 1920's offering tennis courts, a bowling green and children's playground. Situated within a short proximity of excellent road networks, the A511 trunk road with direct routes to both Burton upon Trent and Ashby de la Zouch and the A444 both just a short travel distance away, offering easy access to Tamworth, Derby and all major Midlands cities and Railway links.

Alongside local schooling at all age levels being within walking distance, Repton private school is just over 5 miles away and can be reached in approximately 12 minutes.

Travel Distances

Tamworth - 18.3 miles

Derby - 17.5 miles

Birmingham Central - 31.1 miles

Birmingham International Airport 29.5 miles

East Midlands Parkway 18.4 miles

East Midlands Airport 12.5 miles



Accommodation Details - Ground Floor

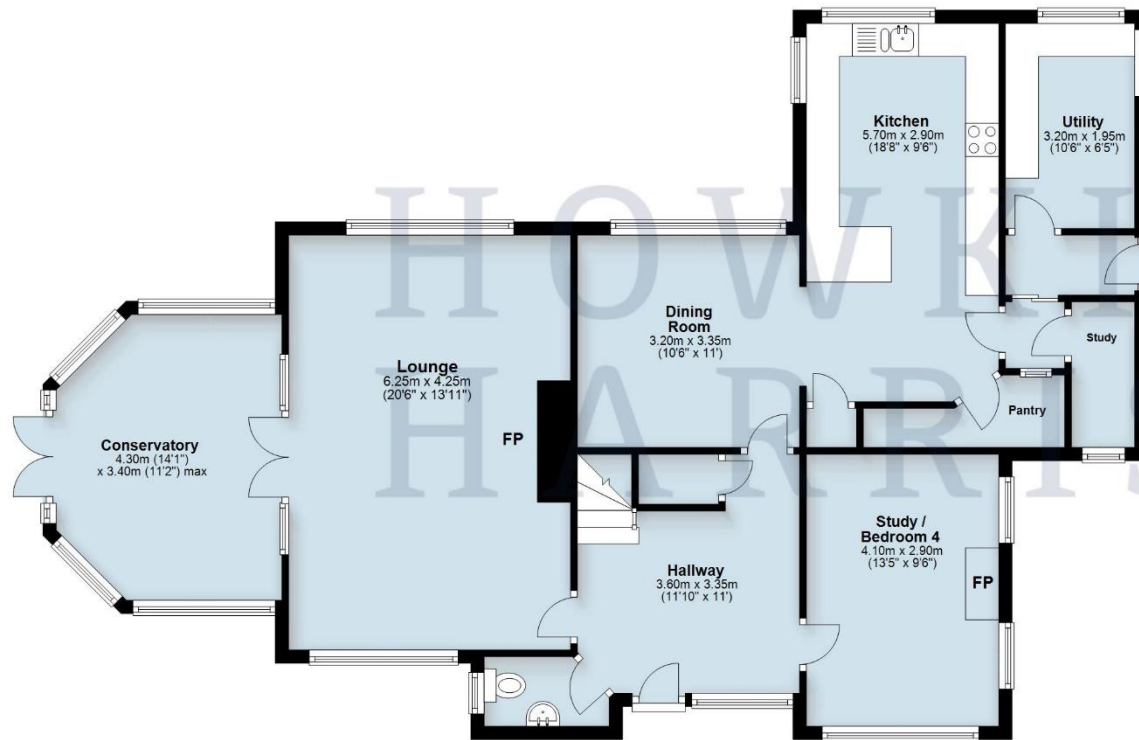
The front entrance door leads into a generous size hallway with staircase rising to the first floor with cloaks cupboard below and a door to the cloakroom WC. Off to the left is a delightful dual aspect 20ft lounge with feature fireplace and double opening doors lead through to a superb conservatory with French doors opening onto the landscaped gardens. A door to the bottom of the hallway takes you into a separate dining room with window to the rear elevation, open plan into a generous fitted kitchen/breakfast room which has a comprehensive range of eye level and base unit with granite preparation surfaces and breakfast area. There are a range of integrated appliances, two windows overlooking the garden, doors leading into a walk in pantry and a separate study area housing the central heating boiler. An inner lobby has a door to side access and a further door leading into a well-equipped utility room, also having two windows overlooking the gardens. Finally on the ground floor to the right of the hallway is a versatile room which could lend itself to a fourth bedroom/study or playroom.





Ground Floor

Approx. 110.5 sq. metres (1189.3 sq. feet)



First Floor

Approx. 73.1 sq. metres (786.7 sq. feet)



Total area: approx. 183.6 sq. metres (1976.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.
Plan produced using PlanUp.



Features

- Delightful setting occupying 1.05 acres
- Backing onto Hamilton Lake and Woodland
- Further development potential
- Three/four reception rooms
- 18ft kitchen with utility room and pantry off
- Three/four bedrooms, walk in wardrobes and storage
- Original features throughout
- Parking for several vehicles, brick built garage & carport
- Secluded position with landscaped gardens
- No upward chain



First Floor

The staircase rises from the main entrance hall to a first floor landing with doors leading off to: built in airing cupboard, three bedrooms and a large family bathroom. The principle bedroom has a triple aspect with windows overlooking the gardens and grounds, a range of fitted wardrobe units, vanity unit with wash hand basin and mirror above alongside a fitted shower enclosure with shower screen. There is a large walk in eaves storage wardrobe which has further potential to convert into an en-suite facility. There are two further excellent size bedrooms, bedroom two having access to its own private balcony having views over the rear gardens. There is a large four piece family bathroom with tiled walls and flooring.



Outside, Gardens and Grounds

Externally the property is approached via a private shared driveway off Hamilton Drive leading to ample parking for several vehicles and detached garage with adjacent car-port. Boasting delightful formal gardens extending to just over an acre, backing onto lake and woodland, with a potting shed, log store, and large storage shed. These are mainly laid to lawn with variety of trees and shrubs and mature flower borders. In the spring we are advised the garden offers a stunning display of snowdrops, daffodils, bluebells and forget me nots. The woodlands nature reserve is to the side of the property with wildlife ponds and walkways, all can be accessed from the gardens of Hamilton House.

Additional Information

Not to detract from the setting, we are led to believe that there could be a potential building plot applied to the front of the property (subject to planning consent and approval). South Derbyshire County Council have implied that this may be supported subject to a formal application. Our vendor can provide further details.

A rare opportunity to acquire
a most desirable detached
family residence set within a peaceful
location adjacent to woodland and
lakes in the heart of the
National Forest.



Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

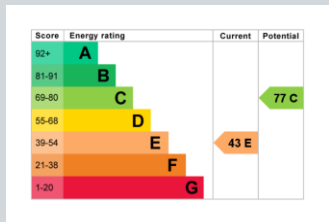
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

South Derbyshire District Council - [Tel.:01283-595795](tel:01283-595795)

Council Tax

Band - E



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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