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£1,400,000

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Where Contemporary Elegance Meets Countryside Living

Set within the natural beauty of the National Forest, this exceptional new home combines the finest elements of traditional architecture with a contemporary edge. Designed and crafted to the highest standards, it offers more than 4,100 sq. ft. of living space across three thoughtfully planned floors - the perfect canvas for a luxurious yet practical lifestyle. Every detail has been considered, from the striking oak staircase with black metal spindles and breathtaking glazed atrium ridge roof flight two stories above to the seamless integration of modern technology that ensures year-round comfort and efficiency.

Ground Floor – Living & Entertaining

The ground floor flows beautifully, creating spaces that are both impressive and inviting.

- A grand reception hall sets the tone, with double doors leading into the elegant lounge and light-filled day room, both designed for relaxing and entertaining.
- The open-plan kitchen and dining space forms the heart of the home, perfectly suited to modern family living and social gatherings.
- A practical boot room, utility, and cloakroom ensure that everyday life runs effortlessly.
- A dedicated study offers peace and privacy for home working.

First Floor – Comfort & Privacy

Upstairs, five generously proportioned bedrooms arranged around a galleried landing.

- The luxurious master suite boasts a private dressing room and a spa-like ensuite bathroom.
- Bedroom Two also enjoys its own ensuite, while the remaining bedrooms are served by a beautifully appointed family bathroom.
- Each bedroom benefits from underfloor heating and air conditioning, ensuring comfort in every season.

Second Floor – Space to Indulge

The top floor provides both versatility and indulgence.

- A spacious sixth bedroom with ensuite makes the perfect guest retreat.
- A dedicated playroom/cinema room provides endless opportunities for family life, entertainment, or quiet relaxation.

A Home Designed for the Future

This home has been conceived with sustainability at its core:

- Air Source Heat Pump
- Integrated roof solar panels with battery storage set on the garage roof
- Underfloor heating to the ground and first floor
- Air conditioning to all bedrooms and cinema/playroom
- Predicted – EPC – 'A' Rating

Together, these features deliver modern efficiency without compromise, ensuring comfort and energy-conscious living for years to come.

Outside

Approached via a sweeping private driveway with electric gated entrance, the property is framed by beautifully landscaped gardens that provide both privacy and serenity.

- A triple garage with studio above offers secure parking, flexible workspace, or leisure potential.
- Generous grounds extend to approximately 0.38 acres, blending formal planting with open green spaces, perfectly complementing the home's semi-rural setting.
- The landscaped gardens offer space for entertaining, relaxing, and embracing the peace of countryside living.

The Setting

Positioned within the heart of the National Forest, on a spacious plot of circa 0.38 acres the home enjoys a semi-rural lifestyle surrounded by woodland walks and natural beauty, while still offering easy access to schools, transport connections, and nearby towns.

Your Opportunity

As construction progresses, purchasers are invited to work alongside the developer to make personal design choices - from finishes to fittings - ensuring the home is as individual as those who will live in it. This is more than just a house. It is an opportunity to create your forever home, blending craftsmanship, technology, and nature in perfect harmony.

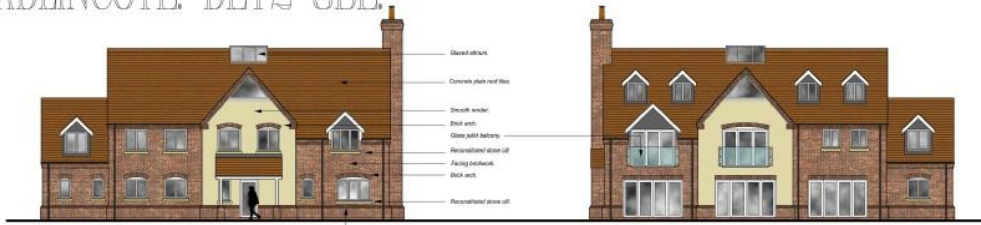


RESIDENTIAL DEVELOPMENT AT COPSWOOD, GRANGEWOOD, SWADLINCOTE. DE12 8BE.

The Builder is to check and verify all buildings and any extensions, where the above plans have been given in connection with this. Do not work off the drawings, work to the drawings only. The drawings must be read and checked with all dimensions and relevant specified drawings. The Builder is to comply with all regulations with the current Building Regulations and Local Council of Planning.

Ground Floor Area - 155 sq.m. (1668 sq.ft.)
First Floor Area - 154 sq.m. (1657 sq.ft.)
Second Floor Area - 72 sq.m. (4100 sq.ft.)

TOTAL FLOOR AREA - 381 sq.m. (4100 sq.ft.)

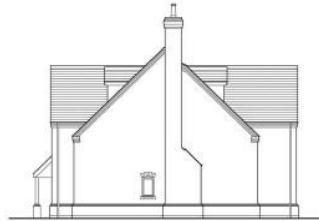


ELEVATION - facing Lullington Road.

ELEVATION - facing rear.



ELEVATION - facing Brakenhurst.



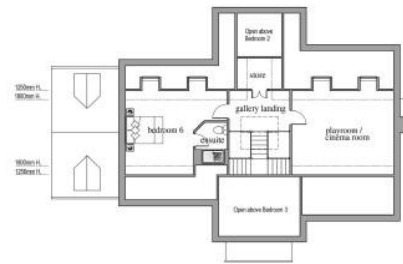
ELEVATION - facing Long Meadow.



GROUND FLOOR LAYOUT.



FIRST FLOOR LAYOUT.



FIRST FLOOR LAYOUT.

revisions		DATE
No.	Description	Date

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ARCHITECTURAL PLANNING & DEVELOPMENT CONSULTANTS
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Email: info@baileydesign.co.uk

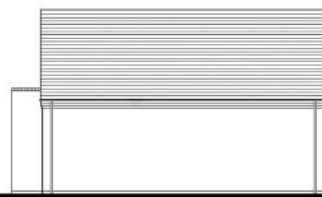
PROPOSED RESIDENTIAL DEVELOPMENT AT
COPSWOOD, GRANGEWOOD,
SWADLINCOTE. DE12 8BE.
PLANS AND ELEVATIONS - HOUSE.

SCALE DATE DRAWN JOB No.
1/100 May 22 tb. **9716.03**
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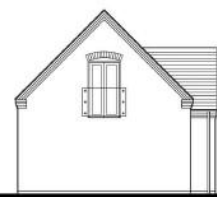
RESIDENTIAL DEVELOPMENT AT COPSWOOD, GRANGEWOOD, SWADLINCOTE. DE12 8BE.



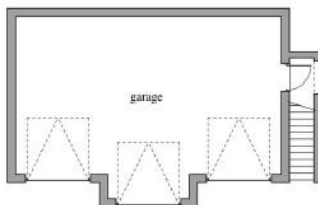
ELEVATION - facing Long Meadow.



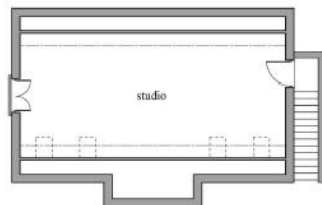
ELEVATION - facing Brockenhurst.



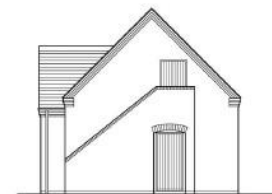
ELEVATION - facing Lullington Road.



GROUND FLOOR LAYOUT.



FIRST FLOOR LAYOUT.

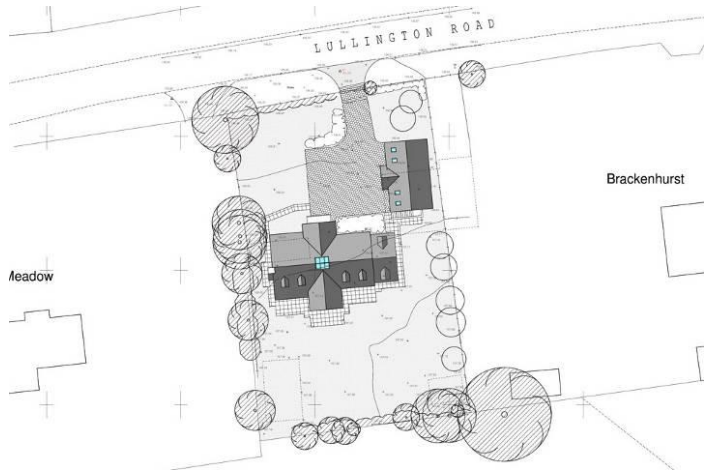
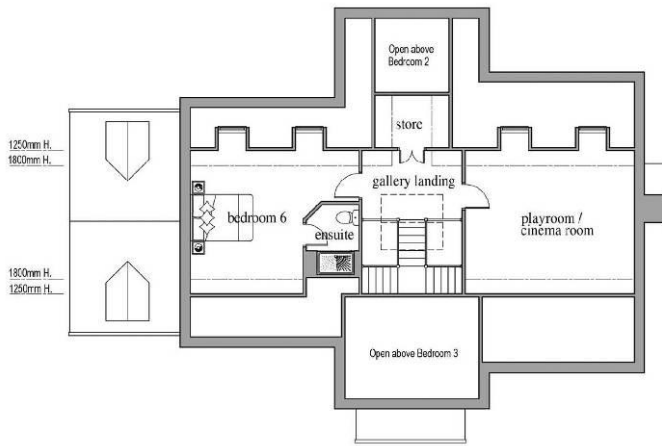
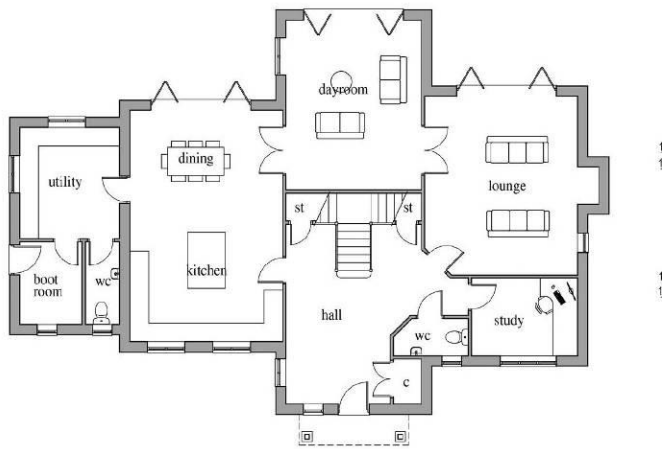


ELEVATION - facing rear.

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PROPOSED RESIDENTIAL DEVELOPMENT AT
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PLANS AND ELEVATIONS - Garages.

SCALE DATE DRAWN JOB No.
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Agents notes: There is no mains gas or mains drainage.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional

Parking: Drive & triple garage

Electricity supply: Mains

Water supply: Mains.

Sewerage: Klargest treatment system

Heating: Air source heat pump

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band TBC

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16092025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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