Cadley House

Cadley Lane, Castle Gresley, Swadlincote, DE11 9EL

John German




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£835,000



Cadley House is a distinctive five-bedroom detached home set along a private driveway, featuring a sweeping circular drive, generous lawn, mature trees and established planting. Enjoying wraparound gardens, far-reaching field views, space, versatility and privacy, this exceptional property offers a rare opportunity.

Cadley House is a truly distinctive five-bedroom detached residence, occupying a generous plot along a private driveway on Cadley Lane. Approached via an impressive sweeping circular driveway, the property immediately captures attention with its expansive front lawn, mature trees, established shrubs and beautifully considered planting. Offering an exceptional combination of space, versatility and privacy, this individual home enjoys wraparound gardens, far-reaching field views and an array of features that make it a rare opportunity.

Upon entering, a spacious reception hall creates an immediate sense of grandeur, enhanced by a striking double-height ceiling, an exposed staircase and an elegant arched stained-glass window. The ground floor provides an excellent range of reception spaces, including a welcoming living room with a log burner and charming window seat, a separate dining room with double doors opening onto the garden, and a versatile music room that could equally serve as a home office or additional sitting room.

The kitchen is both stylish and practical, fitted with modern wall and base units, ample worktop space, a wine fridge and an integrated dishwasher, with provision for a Rangemaster cooker. A matching central island incorporates a breakfast bar, creating an ideal space for everyday dining and entertaining. Adjoining the kitchen, the snug benefits from dual-aspect windows, providing a comfortable and light-filled additional reception space.

A separate utility room continues the matching cabinetry and offers space for a fridge freezer, washing machine and tumble dryer, alongside an additional sink. An external door provides convenient garden access, while an internal door leads directly into the double garage, which benefits from a boarded loft space providing valuable additional storage. A ground floor cloakroom completes the accommodation.

The first floor offers five well-proportioned double bedrooms, providing flexibility for families, guests and those working from home. The principal bedroom is particularly generous, with fitted wardrobes and further space for additional furniture. The second bedroom benefits from an en-suite shower room, while the remaining bedrooms offer versatile accommodation, with the fifth bedroom currently arranged as a home study.

The main bathroom is thoughtfully arranged in a Jack and Jill configuration, with access from both the landing and principal bedroom. Generously appointed, it features a freestanding bath, an open double-length walk-in shower, a wash basin and WC.

Further accommodation is provided by the fully boarded loft, accessed via a staircase from the first-floor landing. Currently utilised for storage and as a home gym, this space offers excellent versatility.

Externally, the gardens wrap around the property, creating an attractive sense of space and seclusion. The sweeping driveway is complemented by an expansive front lawn, while additional lawns extend to the side and rear, stepping down to a further garden area. A substantial wooden gazebo incorporates an outdoor kitchen and seating area, providing a wonderful setting for entertaining, alongside a separate seating area. Deep sleeper-edged borders, established shrubs and carefully positioned planting enhance the grounds, which also feature a second horse chestnut tree. Adjoining open fields along one boundary, the property enjoys attractive countryside views from much of the garden and several first-floor rooms.

Cadley House is a rare and individual home offering generous accommodation, exceptional entertaining space and a wonderfully private setting. An early viewing is strongly recommended to fully appreciate the property and its grounds.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: There are TPO's on two Horse Chestnut trees on the plot.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive & double garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Septic tank
Heating: LPG gas heating
(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 F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/29102026

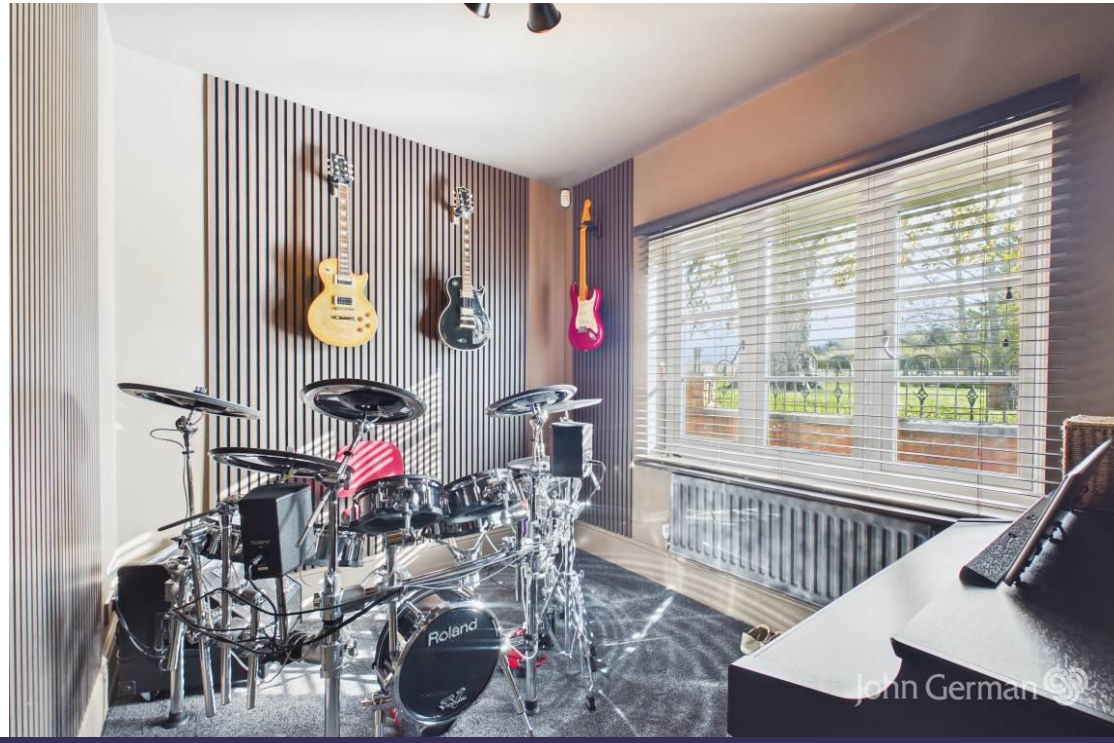
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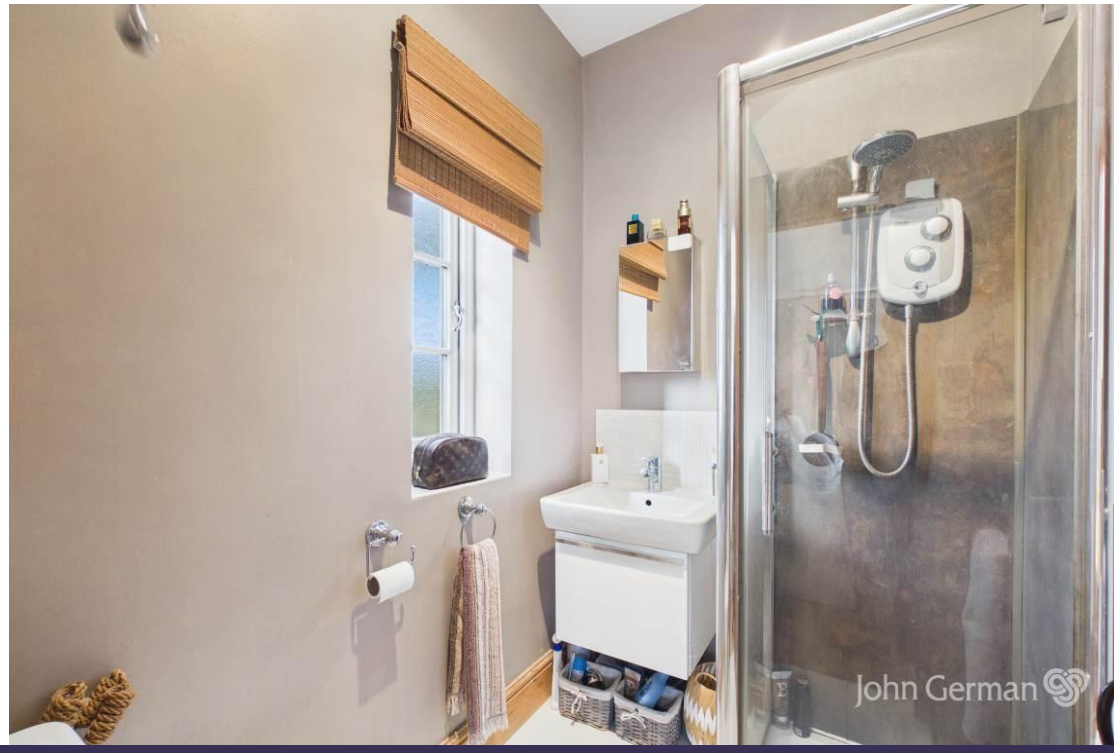

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Ground Floor



Floor 1





Floor 2

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Approximate total area(1)

266.3 m²

2865 ft²

Reduced headroom

6.3 m²

68 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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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.

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