



Guide Price £1,000,000 Freehold

WOODLAND VIEW OXCROFT LANE | OXCROFT | CHESTERFIELD | S44 6AT

BuckleyBrown
ESTATE AGENTS

*** Guide Price of £1,000,000 - £1,100,000 ***

YOUR PRIVATE COUNRTYSIDE OASIS!... Positioned on the charming Oxcroft Lane in Chesterfield, this impressive barn conversion offers a perfect blend of space, style, and comfort, making it an ideal family home. Boasting five generously sized bedrooms, there is ample room for everyone to enjoy their own private space, while the versatile layout ensures the whole family can live, relax, and entertain in comfort. It is perfectly convenient and close to local amenities, schools, and transport links, offering the perfect balance of countryside serenity and accessibility.

The property welcomes you with the heart of the home which is the kitchen. The kitchen is a standout feature, complete with stunning wooden beams and a range of modern fixtures and appliances, providing everything you could possibly need for family cooking or entertaining. Adjacent to the kitchen is a bright and airy living/dining room, perfect for gatherings, relaxation, or enjoying quiet moments with a view over the garden. There is also a second living room, creating additional space for everyday family life or casual entertaining. On the ground floor, you will also find a gym, a private pool, a gaming room, a utility area, multiple WCs, and a shower room, ensuring that all practical and leisure needs are met.

Upstairs, the first floor continues to impress with five grand and spacious bedrooms. Two of these bedrooms benefit from en-suite facilities, offering privacy and convenience, while the remaining bedrooms are served by two beautifully appointed family bathrooms, providing ample space for everyone.

Outside, the property sits on a generous plot with a lovely rear garden, ideal for outdoor activities, gardening, or simply enjoying the peaceful surroundings. The shared driveway offers ample parking for multiple vehicles, along with a double garage making the home perfect for families with several cars or for hosting guests.





Kitchen 19'10" x 18'10"

A modern, handleless kitchen featuring matching sleek cupboards and fully integrated appliances such as a fridge-freezer, dishwasher, and ovens. The space includes an inset sink with advanced fittings and a large central island that doubles as a breakfast bar. A striking brick feature wall adds warmth and character, complemented by modern central-heating radiators. The open layout provides ample room for a dining table and chairs, while large rear windows and rear doors flood the space with natural light. Overhead, exposed wooden beams enhance the blend of contemporary and rustic design.

Living/Dining Room 19'1" x 41'10"

A grand and expansive living room with an open-plan layout, offering ample space for seating and dining furniture. The room features a striking fireplace and a central heating radiator, combining warmth with style. Patio doors to the side elevation and a balcony overlooking the surrounding area fill the space with natural light and provide outdoor access. This impressive, versatile room is ideal for both entertaining and relaxed living.

Office 9'6" x 13'1"

Wooden flooring with a central heating radiator, currently utilised as an office, with a window to the side elevation.

Shower Room 10'11" x 8'11"

This stylish four-piece shower room combines modern design with luxurious touches. A stone double hand wash basin provides elegance and practicality, while a spacious shower with a rainforest showerhead creates a relaxing, spa-like experience. The room is fully tiled from floor to ceiling in high-quality materials, enhancing both its sleek aesthetic and ease of maintenance. Every element has been thoughtfully designed to create a serene and functional space.

WC

Low flush WC with hand wash basin.

Living Room 21'7" x 19'4"

This inviting second living room offers a cosy and comfortable retreat, ideal for relaxing or entertaining. Warm, welcoming décor and a thoughtful layout create a homely atmosphere, while patio doors to the rear elevation flood the space with natural light and provide seamless access to the outdoor area. Perfect for casual gatherings, quiet evenings, or enjoying the garden views, this room combines comfort and functionality in equal measure. This is a versatile ground-floor reception room currently used as a bedroom, with an adjacent bathroom, offering flexible living or guest accommodation.



Hallway

A grand hallway boasting feature tiled flooring, exposed wooden beams, ample space for your chosen furniture, and convenient access to all ground-floor rooms.

Gym 16'9" x 18'4"

A striking room featuring stone wall surrounds that add texture and character. Currently used as a gym, it benefits from patio doors leading to the rear garden, along with additional windows that allow plenty of natural light to flow in.

Pool 36'8" x 59'0"

An indoor swimming pool with tiled flooring and walls, surrounded by exposed brick walls. The space feels clean, sturdy, and inviting.

Shower Room

Swimming pool shower room/changing room.

WC

Low flush WC with hand wash basin.

Storage 6'2" x 11'7"

A practical and convenient storage space, perfect for poolside equipment, garden tools, or seasonal items. Designed for easy access and organisation, it ensures that essentials are kept tidy and close at hand, supporting a clutter-free living and outdoor environment.

Gaming Room 24'4" x 16'10"

A spacious games room with plenty of space for activities like pool, table tennis, and other indoor games. Perfect for leisure and entertainment.

Utility 11'4" x 16'11"

A practical utility space designed for laundry and household tasks, with an inset sink, room for appliances, storage, and everyday essentials.

Landing

A spacious and elegant landing leading to the first floor, filled with natural light and offering a grand approach to the rooms above. Its generous proportions and graceful design create a sense of openness and sophistication, making it a striking feature of the home.



Balcony

This serene upper-level balcony serves as a cozy library, offering a tranquil retreat above the living and dining spaces. Built-in bookshelves line the walls, creating an organised and inviting display for your book collection. The space is perfect for curling up with a favourite book reading in natural light, or enjoying quiet contemplation while staying connected to the activity below. Rich, solid wood flooring adds warmth and elegance, complementing the timeless design of the bookshelves and enhancing the overall ambiance of this elevated reading nook.

Bedroom One 19'6" x 18'5"

A spacious L-shaped master bedroom finished with plush carpeting and warmed by a central heating radiator. The room features a traditional wooden ceiling and solid oak doors that add character and quality throughout. Built-in wardrobes provide excellent storage, while windows to the side elevations allow plenty of natural light to fill the space, enhancing the room's generous proportions and inviting feel.

En Suite Bathroom 15'5" x 9'6"

Stylish five-piece bathroom finished to a high standard, featuring a ceramic double hand wash basin, low-flush WC, Jacuzzi bath, and a luxurious rainforest shower. The room

benefits from full wall tiling throughout, creating a clean, cohesive look, while modern fixtures and soft lighting add to the overall sense of comfort and contemporary elegance.

Hall

A bright hallway leading to bedrooms two and three which are served by a family bathroom and the second part of the first floor. Thoughtfully designed, it provides a smooth flow between rooms while maintaining a sense of openness and light.

Bedroom Two 16'4" x 16'0"

A spacious bedroom finished with plush carpeting and featuring a traditional wooden ceiling and solid oak doors. A window to the front elevation brings in ample natural light, while a central heating radiator ensures year-round comfort. The room also includes a stylish en suite, adding privacy and convenience to this impressive bedroom.

En Suite 6'5" x 12'11"

Four piece en suite with a bath, low flush WC, shower and hand wash basin.

Bedroom Three 16'5" x 21'11"

Spacious bedroom finished with plush carpeting and



featuring a traditional wooden ceiling and solid oak doors. A window to the front elevation brings in ample natural light, while a central heating radiator ensures year-round comfort. The room also includes a stylish en suite, adding privacy and convenience to this impressive bedroom.

En Suite 11'4" x 6'9"

A four-piece bathroom suite that includes a bathtub, a low-flush WC, a hand wash basin, and a separate shower. This setup provides a complete range of facilities for bathing, washing, and personal hygiene, combining convenience with efficient use of space."

Bedroom Four 14'7" x 11'2"

A well-proportioned, carpeted bedroom offering ample space for a range of freestanding furniture, along with a central heating radiator. A window to the side elevation provides natural light and a pleasant outlook, creating a comfortable and versatile room suitable for various layouts.

Bedroom Five 16'1" x 8'0"

A well-proportioned, carpeted bedroom offering ample space for a range of freestanding furniture, along with a central heating radiator. A window to the side elevation provides natural light and a pleasant outlook, creating a comfortable and versatile room suitable for various layouts.

Bathroom 6'5" x 6'7"

A luxurious bathroom complete with low flush WC, vanity unit hand wash basin with extra storage, along with bathtub with overhead shower. A heated towel rail and window complete this room.

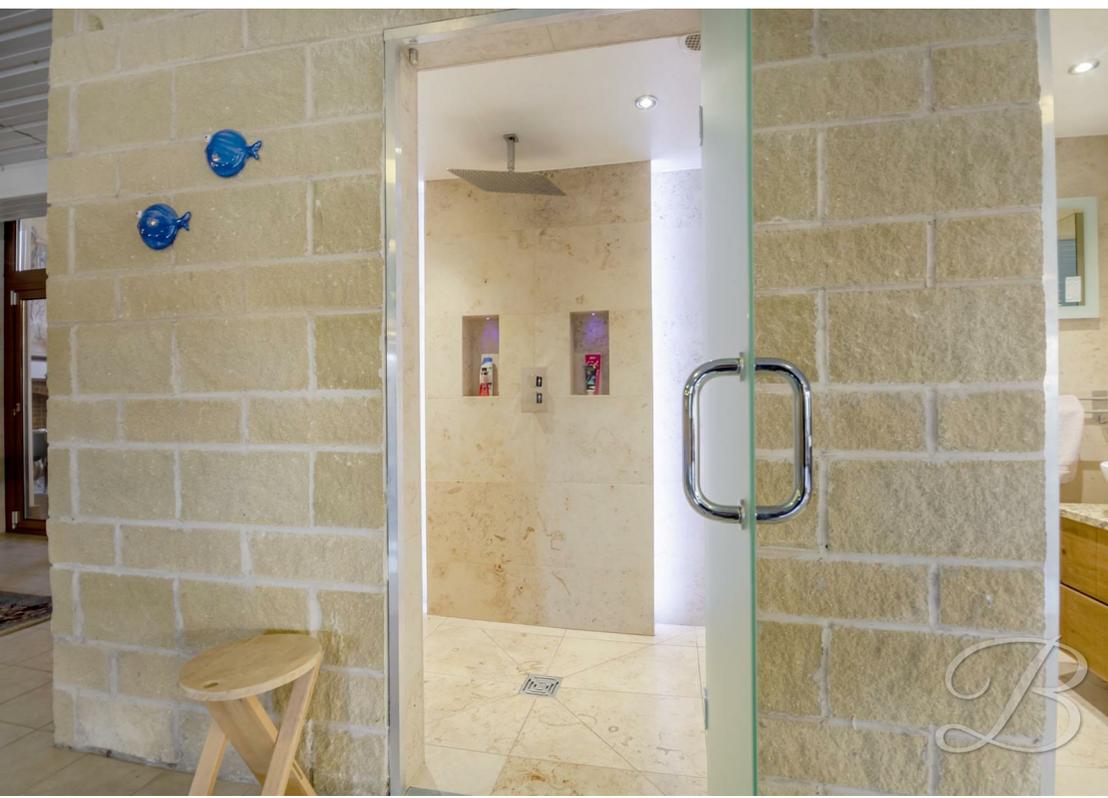
Garage 18'2" x 18'0"

A spacious garage offering ample room for vehicles along with generous additional storage space. Ideal for practical use, hobbies, or secure parking.

Outside

Situated on a generous 6,000 sq. ft. plot, the property benefits from a shared driveway with parking for up to 10 vehicles. The rear garden is spacious and laid mainly to lawn, providing an ideal space for outdoor entertaining or relaxation. The plot enjoys stunning, uninterrupted views of the surrounding countryside.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. CC Ltd ©2018

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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