





# Hallcroft Avenue Overseal

- Bespoke five bedroom country residence
- Exclusive gated development of four homes
- Stunning kitchen with seperate utility
- Three spacious reception rooms
- Main bedroom with luxury en suite
- Flexible annex potential
- Beautifully landscaped gardens
- Double garage and parking for three cars
- EPC Rating C / Council Tax Band F / Freehold

Alexanders are delighted to offer to the market this bespoke five bedroom country residence, set within the exclusive grounds of Overseal Manor, offering spacious and versatile accommodation within a gated and secluded development of just four homes.

Built by RJH Construction to an exceptional standard and designed in keeping with the neighbouring Grade II listed properties, The Tack Room perfectly blends modern family living with traditional country estate architecture.

The generous accommodation comprises three reception rooms, including a sitting room with a feature stone fireplace, a versatile second reception room, and a fitted study, ideal for home working. The spacious kitchen is complemented by a separate utility room and cloakroom.

To the first floor are five double bedrooms, two en suite shower rooms, and a family bathroom. The main bedroom enjoys far-reaching views and a luxurious Heritage-style en suite, while the fifth bedroom benefits from independent staircase access, creating excellent potential for annex accommodation, a private suite, or multi-generational living.

The property offers ample parking for three vehicles, a double garage, and a beautifully landscaped, south-facing walled garden laid mainly to lawn, with a large seating terrace, summer house, and mature borders surrounding it.





### Location:

Situated in the heart of Overseal village, residents benefit from a range of local amenities, including a nursery, primary school, village store, post office, church, and community facilities. Surrounded by the National Forest, with extensive walking and cycling routes nearby, the property also offers excellent commuter links via the A444, A42, and M42, providing the perfect balance of village living and accessibility.

### Method of Sale:

The property is offered for sale by Private Treaty.

### Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Tenure:

The property is being sold freehold with vacant possession upon completion.

### Local Authority:

South Derbyshire District Council, Civic Way, Swadlincote, Derbyshire, DE11 0AH. Council Tax Band F.

### Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

### Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

### Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

### Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

### Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

### Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



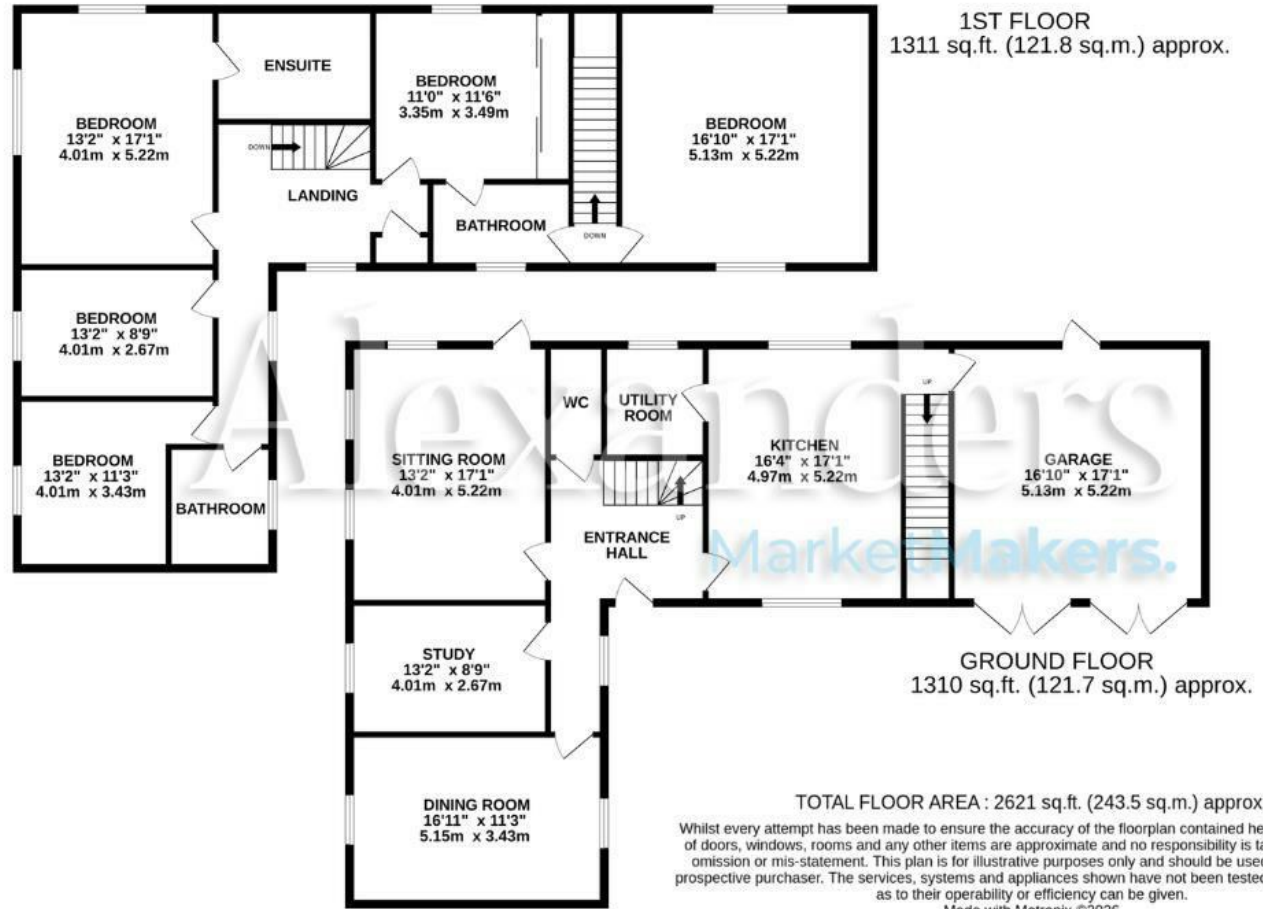






### General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>93</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>77</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |





