The Rectory

Station Lane, Walton-on-Trent, Swadlincote, DE12 8NA




John German



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£650,000

Set within a superb established plot of approximately 0.79 acres, this impressive home boasts a long sweeping driveway, views, three reception rooms and five bedrooms. Offering excellent potential to modernise to your own taste, the property is available with no onward chain.

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This wonderful home occupies a substantial plot of approximately 0.79 acres, featuring mature lawned gardens, established trees and a long sweeping driveway leading to an impressive frontage.

Comfortable to move into yet offering enormous potential to modernise to your own taste, the property enjoys a superb setting backing onto open fields and neighbouring the pretty Grade II* listed St Laurence's Church in Walton-on-Trent.

The village offers a range of amenities, including a primary school, cricket club and popular pub 'The Swan'. There is excellent access to the A38, with the new bypass and bridge nearby, making this an ideal commuter location for Lichfield, Birmingham, Burton upon Trent and Derby.

The spacious ground floor offers a versatile layout ideal for family living, with plenty of natural light and generous proportions throughout.

An entrance porch opens into a welcoming hallway with storage and a guest WC. The principal reception room features a striking deep curved bay window overlooking the gardens, alongside a fireplace which is currently not operational and requires replacement. Two further well-proportioned reception rooms provide flexibility for use as additional living space, a home office or a formal dining room.

The breakfast kitchen enjoys garden views and offers ample space for a table, together with a range of fitted units. A connecting door leads to a second entrance hall, providing access to two useful outbuildings and an internal door to the good-sized garage.

Stairs rise to the first-floor landing, where there are five bedrooms, comprising four doubles and one single. A family bathroom and separate WC complete the accommodation.

The gardens are a particular highlight, extending around the property on all sides. Mature trees provide privacy and create a peaceful, almost woodland feel, while the rear outlook across open fields further enhances the setting.

The property will be sold subject to an overage clause with a term of 25 years at 30%.

We understand the property lies within Walton-on-Trent's Conservation Area and that tree preservation orders apply.

The property is not registered with the Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

There is a Wayleave for Weston Power XA0992.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(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 G
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/22102026

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.


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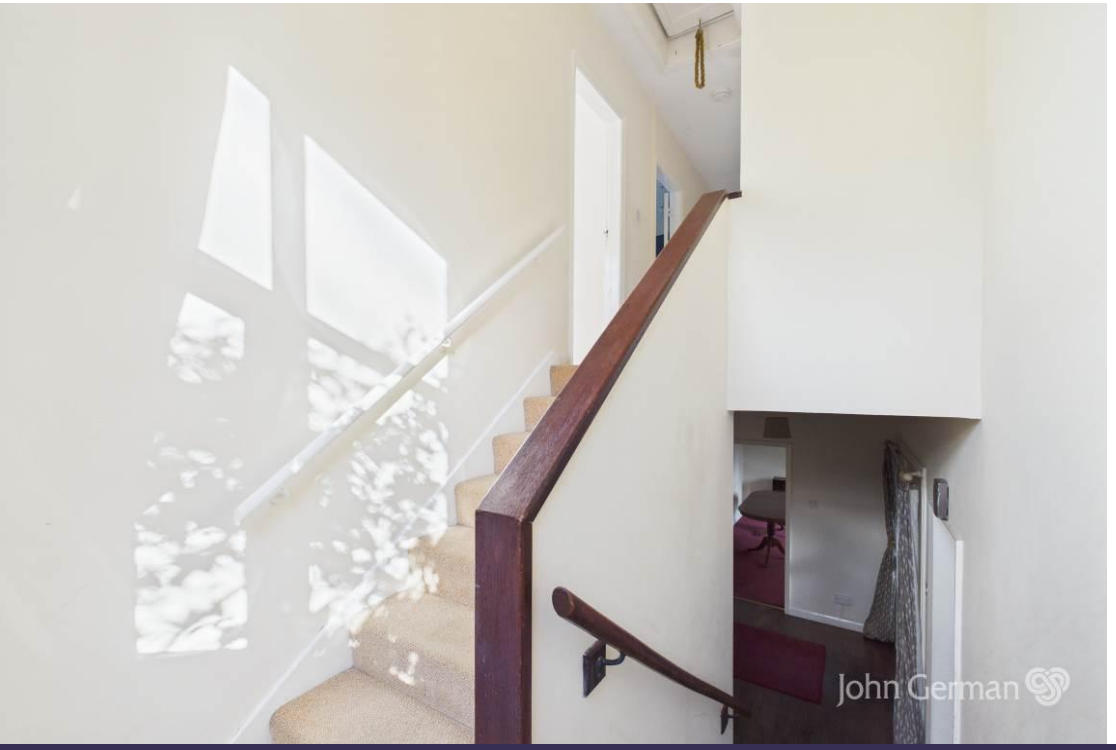

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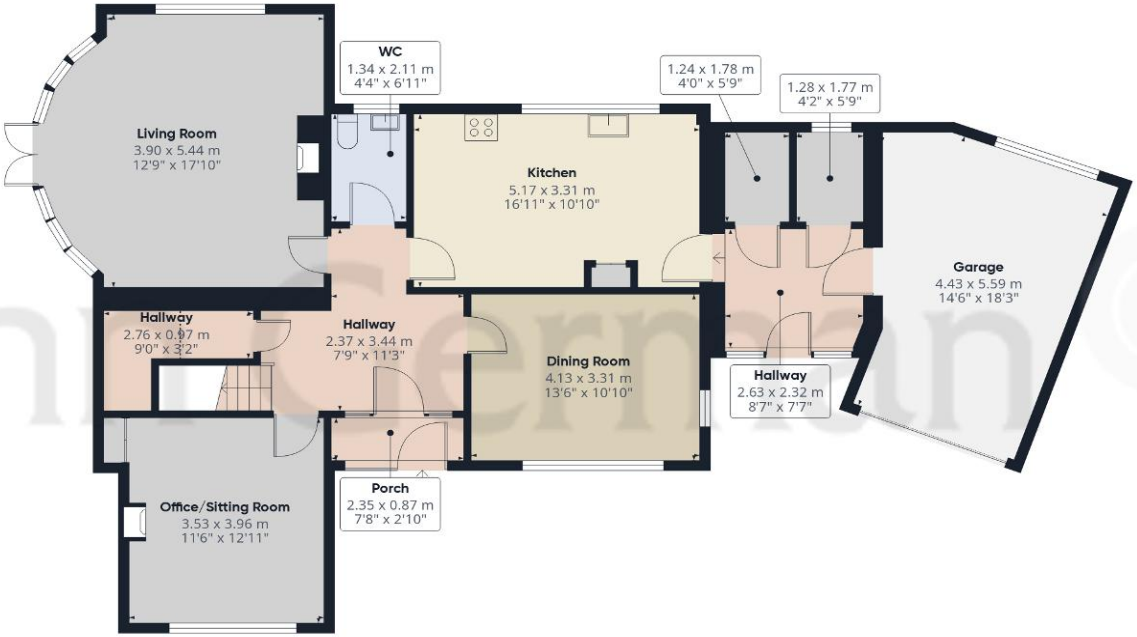

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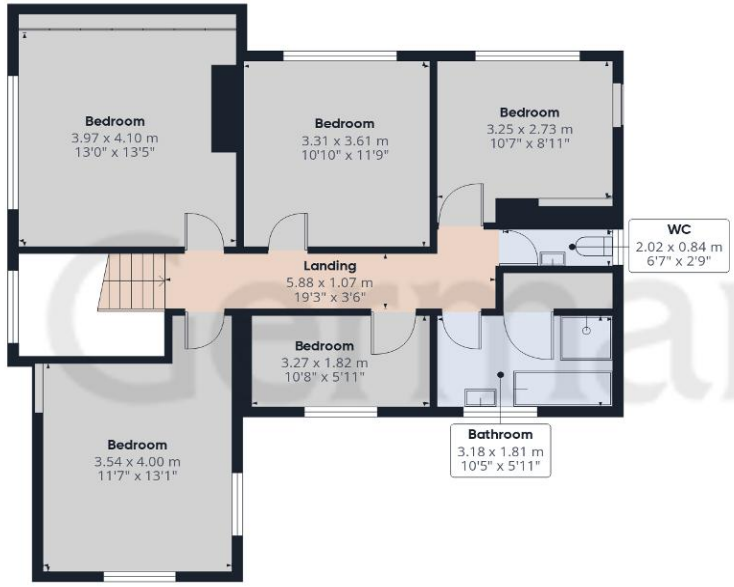

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Ground Floor





Floor 1

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Approximate total area(1)

200.6 m²

2159 ft²

Reduced headroom

3.7 m²

40 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

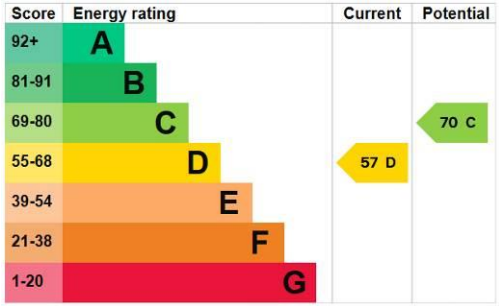
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Referral Fees

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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