



**MELBOURNE**  
Sales & Lets

**Ticknall Road, Swadlincote, DE11 7BF**  
**£1,350,000**

## Valley View Ticknall Road, Hartshorne, Swadlincote, DE11 7BF

Valley View is an outstanding six/seven-bedroom detached country residence extending to approximately 4,258 sq ft, occupying an impressive 2.5-acre plot and enjoying far-reaching panoramic views across open countryside. This exceptional home offers a rare combination of space, luxury and lifestyle versatility, making it perfectly suited to modern family living, multi-generational occupation, or those seeking an equestrian-friendly environment.

Internally, the property has been designed and finished to the highest standards throughout, offering spacious and beautifully proportioned accommodation arranged to provide both flexibility and comfort. Upon entering, you are welcomed by a stylish, underfloor-heated hallway which leads into a striking feature entrance hall, immediately creating a sense of quality and scale and setting the tone for the elegant interiors beyond.

The home provides six/seven bedrooms and five bathrooms, offering ample space for growing families or visiting guests. In addition, there are five generous reception areas, including an impressive open-plan kitchen diner flowing seamlessly into a cosy snug, complemented by a separate utility room. Further reception space includes a formal lounge and a dedicated home office, along with a practical boot room, ensuring the property caters effortlessly to both relaxation and remote working requirements. The thoughtful layout allows for adaptable living, whether for formal entertaining or everyday family life.



## Outside

Externally, the grounds are a particular highlight. The property sits within approximately 2.5 acres, taking full advantage of its elevated position with sprawling, uninterrupted countryside views. The adjoining paddock makes Valley View especially attractive to those with horses or ponies, while equally appealing to buyers simply seeking additional land and privacy. A summer house provides a delightful retreat within the gardens, ideal for entertaining or enjoying the peaceful surroundings. The property is approached via a substantial driveway offering ample off-road parking for numerous vehicles, complemented by a garage for further convenience.

## Location

Situated in a highly regarded location between Ticknall and Hartshorne in South Derbyshire, Valley View enjoys a desirable semi-rural setting while remaining exceptionally well connected. The property benefits from easy access to the A444, A42 and M42, providing straightforward routes to Derby, Burton upon Trent, Nottingham and Birmingham. Mainline rail services are available from nearby stations, offering further commuter convenience. The village and surrounding area provide a range of local amenities, reputable schooling options and scenic countryside walks, enhancing its appeal as a long-term family home.

## Tenure

Freehold

## Council Tax Band

South Derbyshire

Council Tax Band : E

## Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

## Services

Mains water, oil and electricity are available to the property but none of these, nor any of the appliances attached

thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## 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.

## 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 a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

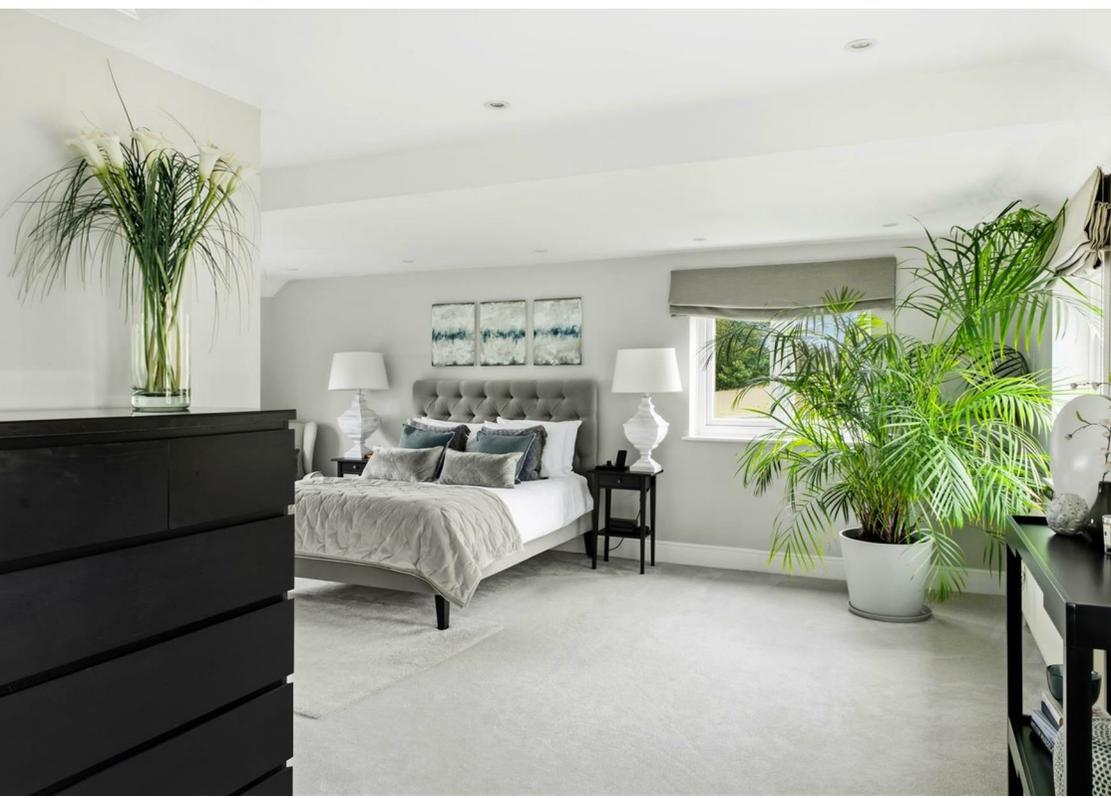
## General Note

These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

## Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.







Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
4258 ft<sup>2</sup>  
Reduced headroom  
15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
**GIRAFFE360**

**Energy Efficiency Rating**

Rating	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	66	73
E (49-54)		
F (35-48)		
G (1-34)		

EU Directive 2002/91/EC