

Station Lane

Walton-on-Trent, Derbyshire, DE12 8NA

John 
German





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Offers in the region of £1,000,000

Located in the quiet and desirable village of Walton-on-Trent is this stunning, executive style detached family home on Station Lane. The Beeches is a spacious residence which enjoys an idyllic and peaceful position and enjoys approximately 3000 sq. ft. of living space throughout.

Situated in the picturesque South Derbyshire village of Walton-on-Trent, this charming location offers a blend of rural tranquillity and modern convenience. Surrounded by stunning countryside, the village is home to the well-regarded Swan Inn, a traditional pub offering great food and a welcoming atmosphere. The village also benefits from a historic church, a well-regarded primary school, and a strong sense of community, making it a desirable place for families. Walton-on-Trent lies within the catchment area for the highly sought-after John Taylor High School in Barton-under-Needwood, ensuring excellent educational opportunities. For further schooling, prestigious independent schools such as Repton School and Foremarke Hall are also within easy reach. For commuters, the village is ideally positioned with excellent transport links. The nearby A38 and A50 provide quick access to major towns and cities, including Burton-on-Trent, Derby, Lichfield, and Birmingham. Rail connections from Burton-on-Trent offer direct links to Birmingham and beyond, while East Midlands Airport is conveniently located for international travel.

The home is positioned on approximately 0.26 of an acre plot, boasting wonderful panoramic views of the nearby countryside. The home is accessed off Station Lane, electric gates open to allow access to the property. The home then offers an expansive driveway to allow off road parking for multiple vehicles, with access to the detached double garage. The double garage is accessed to the front via up and over doors to the front and enjoys power and lighting throughout.

Enter the property straight into the open hallway which this sets the tone for the rest of the home. The focal point of the hallway is the open tread staircase, with a window which enjoys the countryside views. To the rear of the home, you will find the spacious living room, which includes a featured fireplace and patio doors which lead to the rear garden. To the right of the hallway, there is a separate reception room, versatile in its use and could be used as a separate living room, study, fifth bedroom, playroom etc. To the left of the hallway is the formal dining room, this is an ideal space to entertain with the kitchen being adjacent to this room. The kitchen has been finished to a high modern standard with matching wall and base units, Stoves range cooker with cooker hood above, inset sink and drainer, integrated dishwasher, central island with breakfast table and access to the utility room. The utility room is a great space for more kitchen storage with once again, matching wall and base units, wine cooler, inset sink and drainer, space for American fridge freezer and an external door leading to the rear garden. To finish the ground floor, the home also enjoys a downstairs w/c with extra storage.

To the first floor, the home boasts a wonderful open landing which gives access to all four bedrooms. The pick of the four bedrooms is definitely the master suite, enjoying a beautiful balcony space which opens up to wonderful views of the neighbouring countryside. The bedroom also hosts its own dressing room and en suite. The en suite features a walk in shower enclosure, w/c and wash hand basin.

The second bedroom also has its own en suite, with a shower enclosure, w/c and wash hand basin. The other two bedrooms then share the family bathroom. The modern fitted bathroom has a bathtub with mixer taps, shower enclosure, wash hand basin and w/c.

The seller erected a very useful and versatile studio in the rear garden which has been used as a beauty salon, with plumbing for water and having electric supplied. This is a fantastic space for business use or even a home office/gym/annexe, away from the main living quarters of the home.

The rear garden is a true delight, offering a generous and privately enclosed outdoor space. Mainly laid to a beautifully manicured lawn, it provides a stunning backdrop for relaxation and entertaining. A spacious patio area adjacent to the house is perfect for outdoor furniture. A paved pathway leads from the patio to the modern studio. With open fields to the rear, the garden enjoys exceptional privacy, ensuring it remains a secluded retreat, free from overlooking properties.

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 & double 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
www.southderbyshire.gov.uk

Our Ref: JGA/21022025

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.













Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

3171.15 ft²

294.61 m²

Reduced headroom

60.4 ft²

5.61 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Ground Floor Building 2



Ground Floor Building 3



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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