

# Cottons Way

Oakthorpe, Swadlincote, DE12 7DW

John  
German









# Cottons Way

Oakthorpe, Swadlincote, DE12 7DW

£675,000

An exceptional contemporary family home offering beautifully appointed accommodation designed for modern living, centred around a stunning open-plan kitchen, dining and living space with seamless garden connection, four generous double bedrooms and high-quality finishes throughout, all set within landscaped gardens backing onto open countryside.



John German

An exceptional contemporary family home offering beautifully appointed accommodation designed for modern living, centred around a stunning open-plan kitchen, dining and living space with seamless garden connection, four generous double bedrooms and high-quality finishes throughout, all set within landscaped gardens backing onto open countryside.

Set on the edge of the charming village of Oakthorpe, this location offers an enviable lifestyle surrounded by nature while remaining effortlessly connected. With National Forest walks quite literally on the doorstep, days can be spent exploring woodland trails, cycling routes and open green spaces, with Conkers, Moira Furnace and Hicks Lodge all close by for family adventures and outdoor leisure. The village itself provides a welcoming community feel with a local shop, primary school and village hall, while the nearby market town of Ashby de la Zouch offers a broader range of shops, cafés and services. Despite its peaceful rural setting, excellent commuter links are close at hand, with the M42 providing easy access further afield-making this an ideal setting for relaxed country living without compromise.

A canopy porch shelters the central entrance door, flanked on either side by attractive picture windows, and opens into a welcoming reception hallway with oak flooring underfoot and a striking feature staircase rising to the first floor. Immediately to the left is a highly practical boot room and guest cloakroom, fitted with a WC and wash hand basin, which in turn leads through to the plant room housing the air source heating system-an ideal space for coats and outdoor wear after enjoying the many countryside walks available directly from the doorstep. To the right of the hallway is a second reception room, perfectly suited as a home office, snug or family playroom.

The standout feature of this impressive home is the full-width open-plan living, dining and family kitchen, where twin sets of bi-fold doors create a seamless connection between the interior and the garden beyond. The kitchen is beautifully appointed with sleek dark grey cabinetry complemented by a contrasting light grey island and an extensive range of high-end Siemens appliances, including an induction hob with extractor, two warming drawers, microwave, second oven, dishwasher and integrated coffee machine. Further highlights include a Fisher & Paykel American-style stainless steel fridge freezer and a dedicated wine chiller. A matching utility room sits adjacent, providing additional storage and a door to the side elevation.

The living area is centred around a striking stone fireplace with inset Nordpeis wood-burning stove, flanked by bespoke thick oak shelving. There is ample space for a family dining table, and the seamless integration of living, dining and kitchen zones creates a superb environment for both everyday family life and entertaining.

To the first floor, the oak staircase leads to a spacious galleried landing, again finished with oak flooring and oak doors giving access to four generous double bedrooms. The principal bedroom is a particularly impressive space, enjoying views across the rear garden and open fields beyond, with French double-glazed doors opening to a Juliet balcony. This bedroom benefits from a luxurious en-suite bathroom featuring a concealed cistern WC, floating wash hand basin, oversized shower enclosure with full-height tiling and mains shower, and a tall ladder-style towel radiator providing both warmth and comfort.

The remaining three bedrooms are served by a beautifully finished family bathroom, fitted with a crisp white suite comprising a panelled bath with full-height tiled surround, an oversized fully tiled shower enclosure with mains shower, floating wash hand basin with pillar mixer tap, concealed WC, ladder-style heated towel rail and a rear-facing window overlooking the gardens and countryside.

Outside, the property occupies an exclusive setting along a private driveway, offering extensive off-road parking and a detached double garage. The landscaped gardens lie predominantly to the rear and feature a composite decked terrace ideal for outdoor dining, generous lawned gardens wrapping around the rear of the garage, and a further large paved terrace. The gardens enjoy open views and back directly onto surrounding fields, creating a wonderful sense of space and privacy.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** There is CCTV at the premises.

The garden cabin is available by separate negotiation.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Shared septic tank that is pumped through to the main drains.

**Heating:** Air source heat pump

**Coalfield or mining area:** Ex mining area

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

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:** North West Leicestershire District Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/04022026

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 1<sup>st</sup> 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.











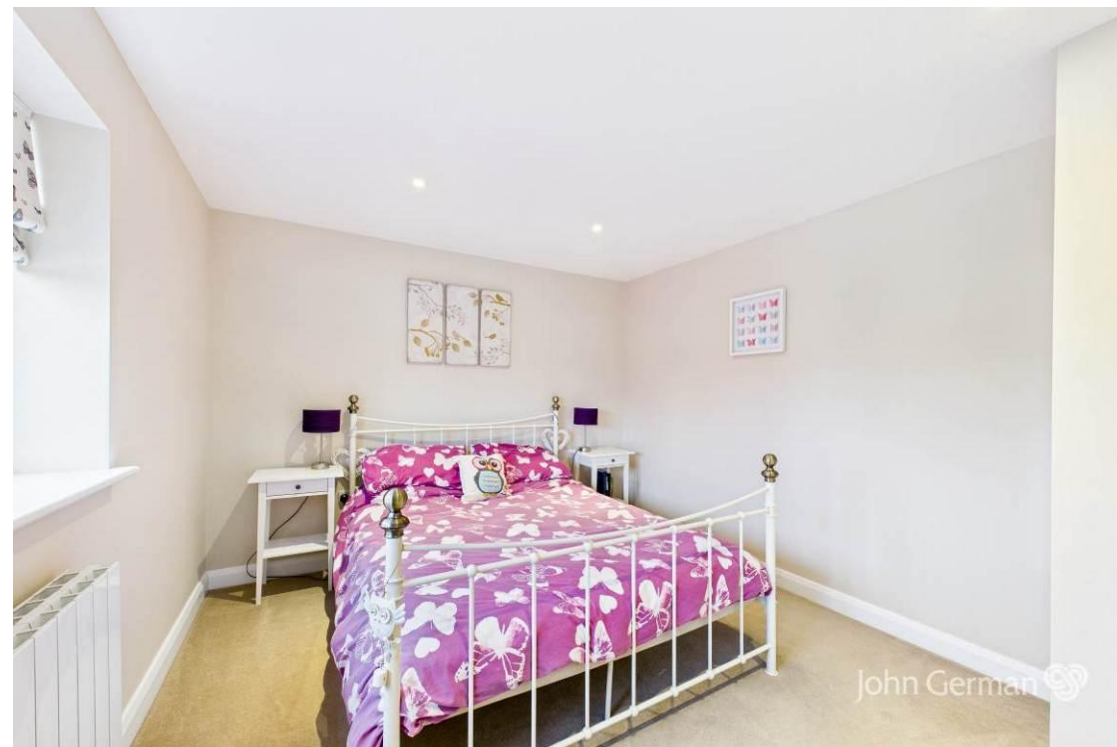




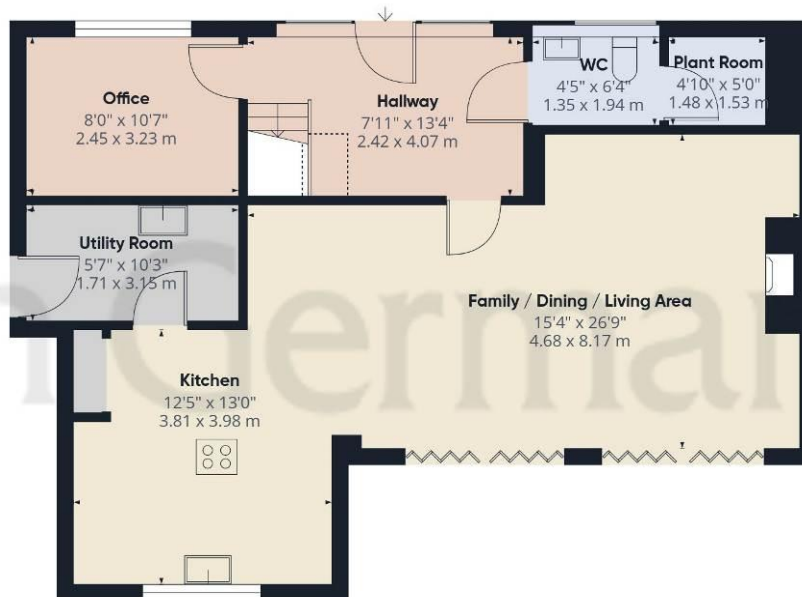


John German

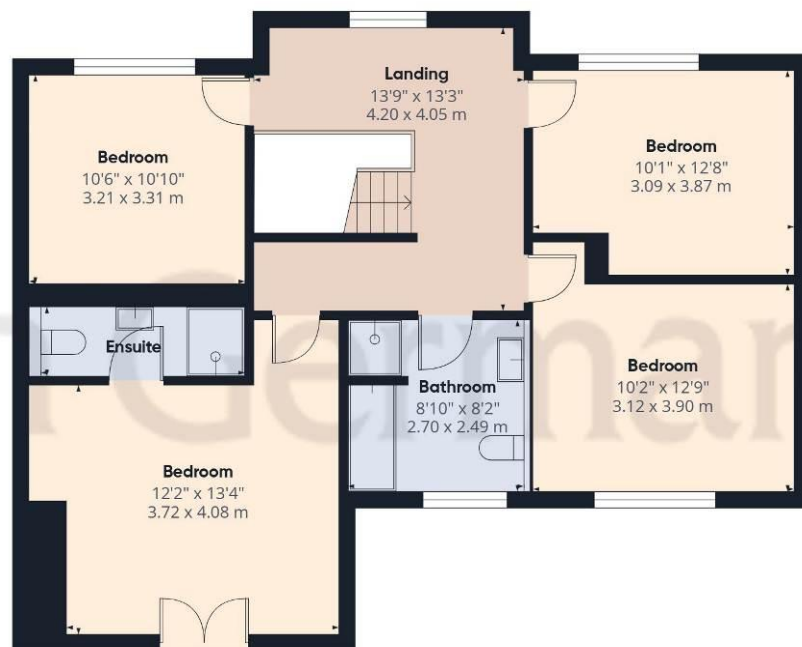








Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1651 ft<sup>2</sup>

153.3 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>

0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360





### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### 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		102 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





