

# Residential Development, Drum and Monkey Lane

Packington, LE65 1XQ

From £895,000

John  
German



This exciting new development by Hideaway Construction is not to be missed. A local developer renowned for creating beautiful homes and exceptional living spaces in and around the heart of the National Forest, this exclusive collection features just three thoughtfully designed properties set in a private drive location adjacent to open fields.

Set on the edge of the highly sought-after village of Packington, this exclusive development comprises just three bespoke homes, offering a rare blend of privacy, elegance, and rural charm. Each home will be finished to an exacting standard, combining contemporary open-plan layouts with high-specification interiors to suit modern lifestyles. Set within a private and highly desirable village location, these homes offer both exclusivity and tranquillity. Every property will benefit from energy-efficient features including air source heating and solar panels - creating homes that are as sustainable as they are beautiful. These homes represent the perfect balance of traditional charm and modern sophistication - a truly exceptional place to live.

Packington is a quintessential English village, nestled within the rolling Leicestershire countryside, yet conveniently located just one and a half miles from the historic market town of Ashby-de-la-Zouch. Here, residents can enjoy an array of independent boutiques, fine dining restaurants, and everyday amenities. At the heart of the village lies a thriving and welcoming community, with highlights including the well-regarded Daybreak Services village shop, a historic Norman church, an active village hall, village playing fields and park and a highly regarded primary school. The much-loved The Bull & Lion, a charming 17th-century public house, provides the perfect setting for relaxed dining and socialising. Positioned along a quiet country lane, the homes enjoy a picturesque setting with open fields to one side, creating a true sense of tranquillity and rural escape. Despite this idyllic backdrop, the development remains superbly connected, with excellent access to the M42, making it ideal for commuters seeking both convenience and countryside living.

**\*RESERVED\* Plot 1 Greenfinch - £895,000 2207 sq ft - 205 sqm**

A beautifully designed home offering a central hallway, through lounge, and a luxury breakfast kitchen with snug, leading into a dining and family room with lantern roof. Additional accommodation includes a study, WC, and utility room. To the first floor are four bedrooms and three bathrooms, with bedrooms 1 and 2 both benefitting from dressing rooms and luxury en suites.

**GROUND FLOOR**

Lounge – 5.9m x 4.3m  
Living Kitchen – 5.9m x 4m  
Dining Room & Family Room – 5.1m x 5.1m  
Study - 3.6m x 2.1m  
Utility - 3.8m x 2.1m

**FIRST FLOOR**

Bed 1 - 4.3m x 2.9m  
Bed 2 - 3.6m x 3.6m  
Bed 3 – 4.3m x 2.9m  
Bed 4 - 4m x 2.9m

**Plot 2 Rosefinch - £1,200,000 3531 sq ft - 328 sqm**

This spectacular three-storey home enjoys views over open fields to the front. The accommodation comprises a central hallway, family room, bay-windowed lounge, and a full-width open-plan living/dining kitchen with a striking glass lantern roof, along with a utility room and WC. To the first floor are five bedrooms and three bathrooms, with bedrooms 1 and 2 featuring dressing rooms and luxury en suites. The second floor provides two additional bedrooms, offering versatile space for use as a cinema room, playroom, or office.

**GROUND FLOOR**

Lounge - 6.8m x 4.1m  
Family / Playroom – 4.2m x 3.9m  
Kitchen Dining Room- 6.2m x 5.2m  
Breakfast Room - 4.8m x 3.9m  
Utility – 2.7m x 2.5m

**FIRST FLOOR**

Bedroom 1 – 6.2m x 4m  
Bedroom 2 - 6.2m x 3.05m  
Bedroom 3 – 4m x 3.9m  
Bedroom 4 – 4.1m x 3.4m  
Bedroom 5 - 4.1m x 3.35m

**SECOND FLOOR (sloping Roof)**

Bed 6 – 4.9m x 4.4m max  
Bed 7 – 4.4m max x 3.9m

**Plot 3 Goldfinch - £1,350,000 3950 sq ft - 367 sqm**

The flagship home of the development, enjoying a stunning rural outlook over surrounding fields. The accommodation comprises a large lounge and formal dining room, a lantern-roofed breakfast room with twin sets of French doors opening onto the garden, WC, utility, and boot room, alongside an expansive open-plan living/dining kitchen with bi-folding doors. Across the upper two floors, the property offers up to seven generous bedrooms, three luxury bathrooms, two en suites, and two dressing rooms. Externally, an extensive driveway leads to detached garaging and gardens.

**GROUND FLOOR**

Lounge - 6.8m x 4.1m  
Dining Room – 4.7m x 3.9m  
Living Family Dining Kitchen - 11.4m max x 9m min x 6.2m  
Breakfast Room - 4.8m x 3.9m  
Utility – 2.7m x 2m  
Boot Room – 2.2m x 1.8m

**FIRST FLOOR**

Bed 1 - 6.2m x 4m  
Bed 2 - 6.2m x 3.05m  
Bed 3 - 4m x 3.9 m  
Bed 4 - 4.1m x 3.4m  
Bed 5 - 4.1m x 3.3m

**SECOND FLOOR (sloping roof)**

Bed 6 – 4.9m x 4.4m max  
Bed 7 – 4.4m max x 3.9m

Agent's Notes: Early Bird purchasers may have the opportunity to influence certain design choices, subject to a £1,000 reservation deposit. Depending on the stage of construction, buyers can select from a range of finishes, including kitchen design, sanitaryware, tiling, flooring, and other internal specifications, with upgrade options available. Any personalisation's or upgrades will be payable in stages. Completion is anticipated in March 2027.

Buyers may also have the option to purchase the plot separately and arrange the construction works under a self-build agreement, with build costs payable in stages. This structure may offer potential stamp duty efficiencies, depending on individual circumstances and subject to professional advice.

Please speak with the selling agent for further details on the available options, build stages, and timescales.

All measurements have been taken from working drawings and scaled accordingly. They are provided for guidance only and may be subject to some variations during development.

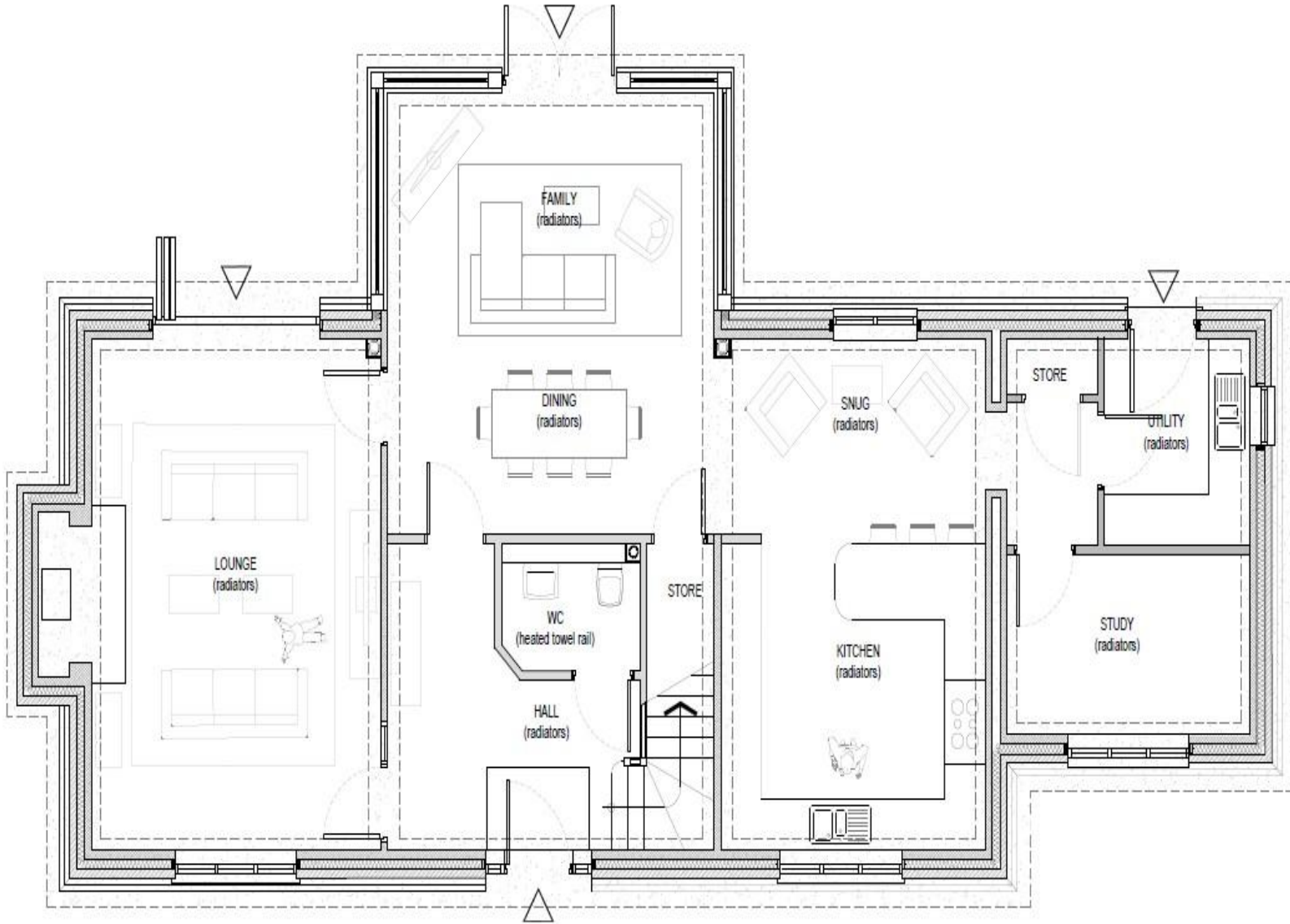


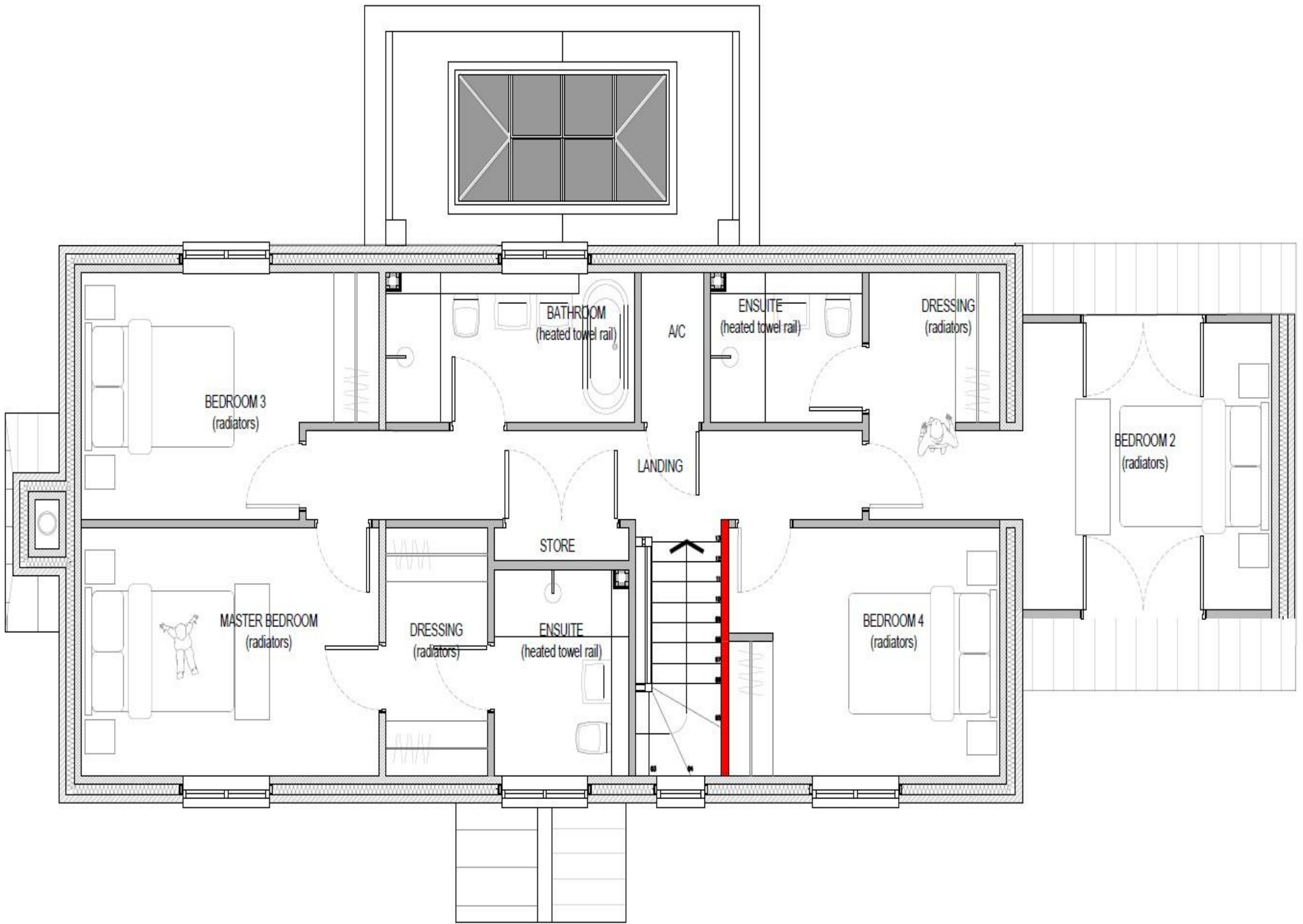
**PLOT 1 - Greenfinch**

PLOT 1  
TYPE A

205 m<sup>2</sup>  
2207 ft<sup>2</sup>

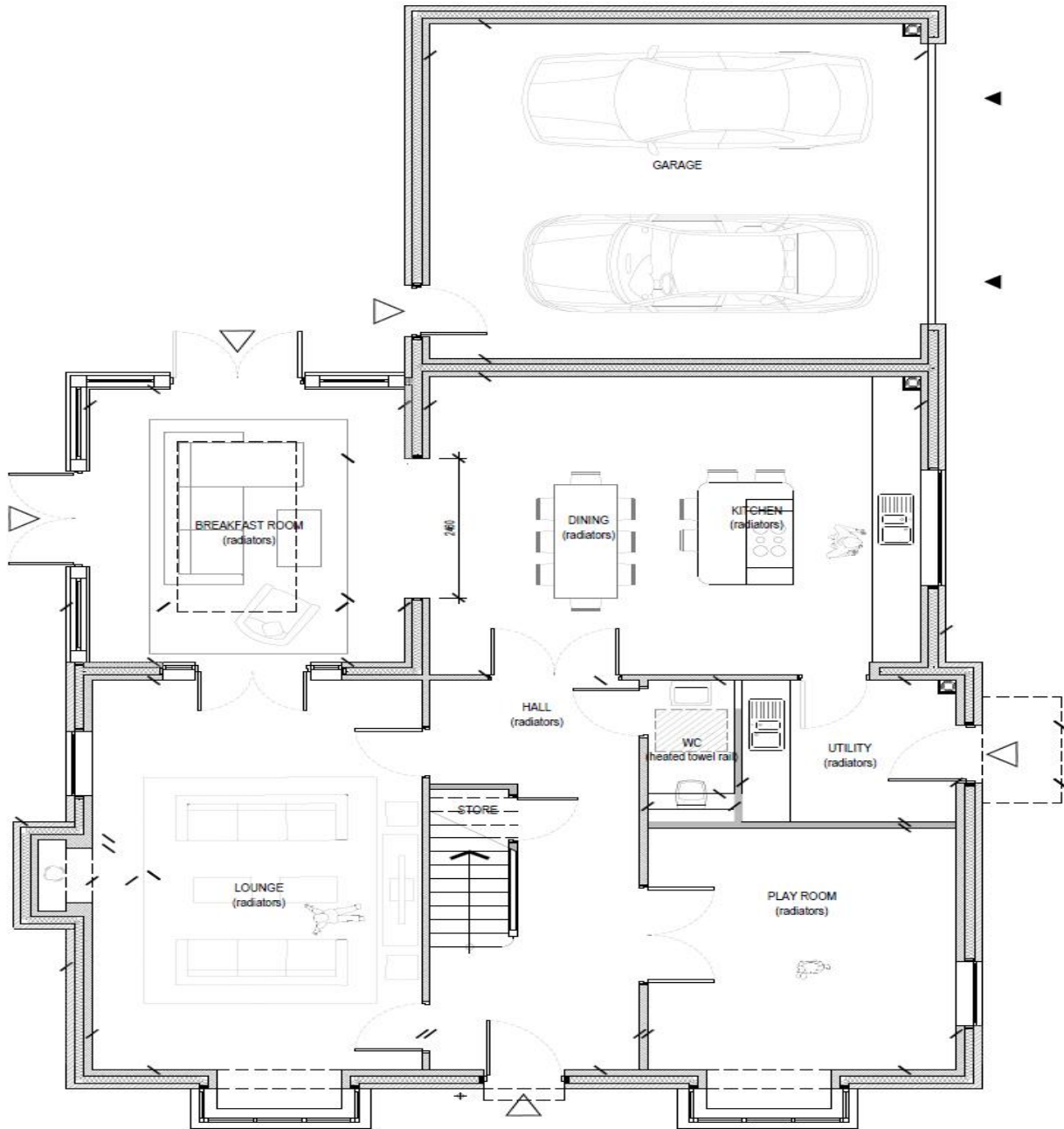
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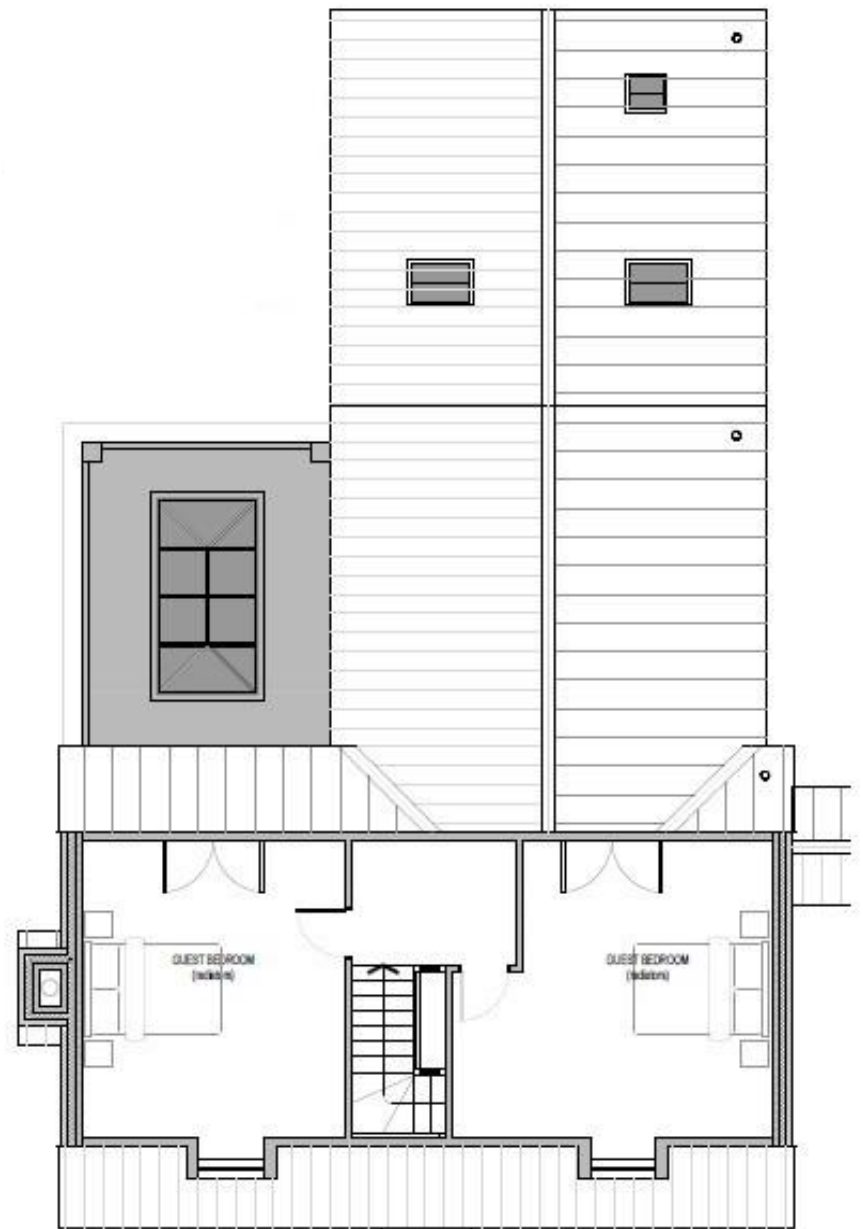
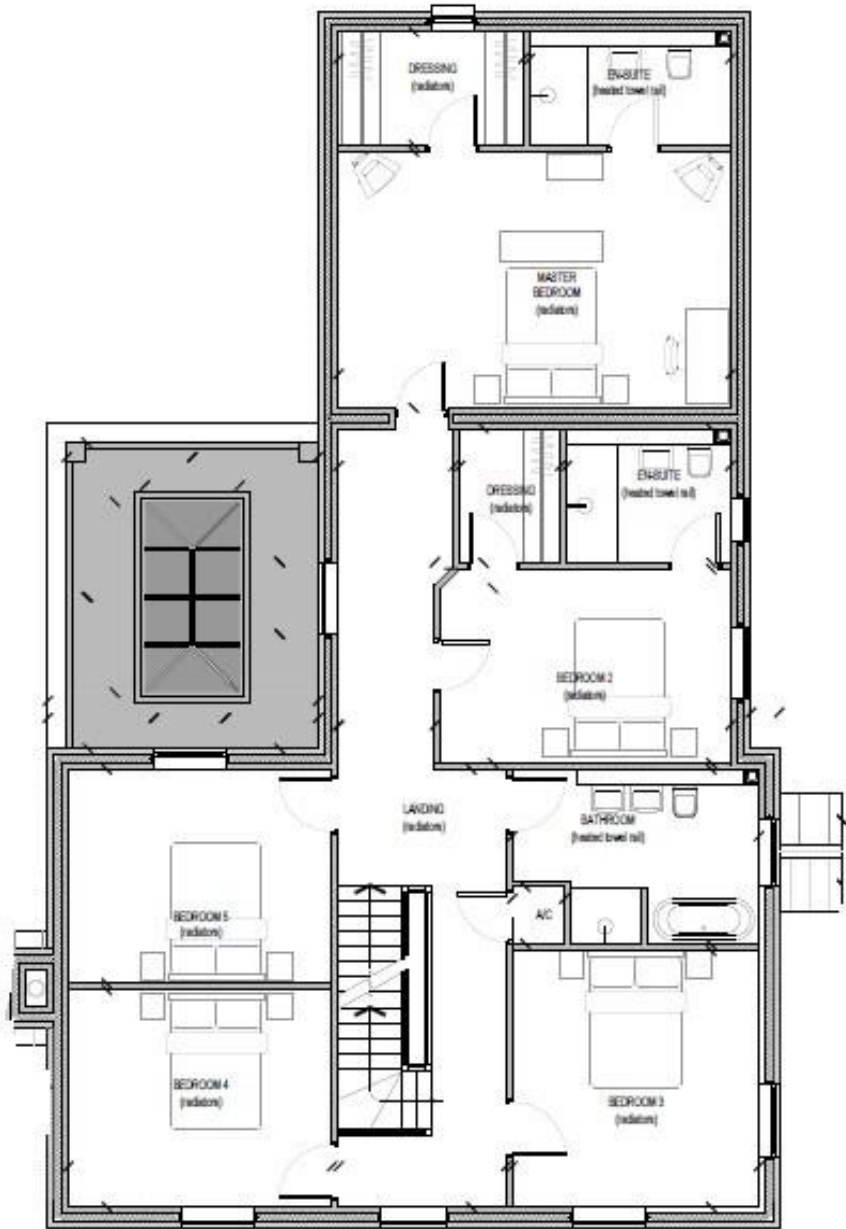






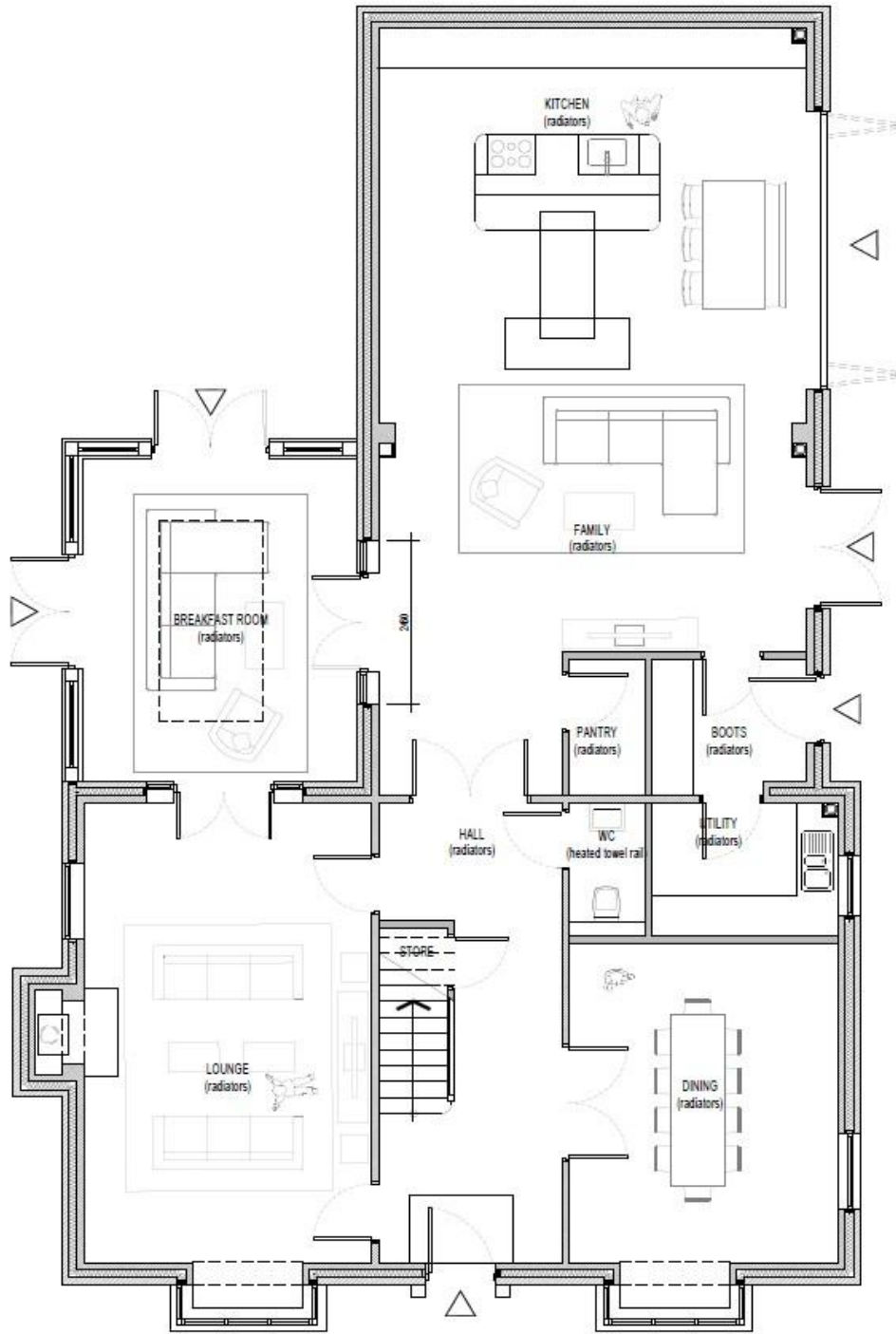
**PLOT 2 - Rosefinch**



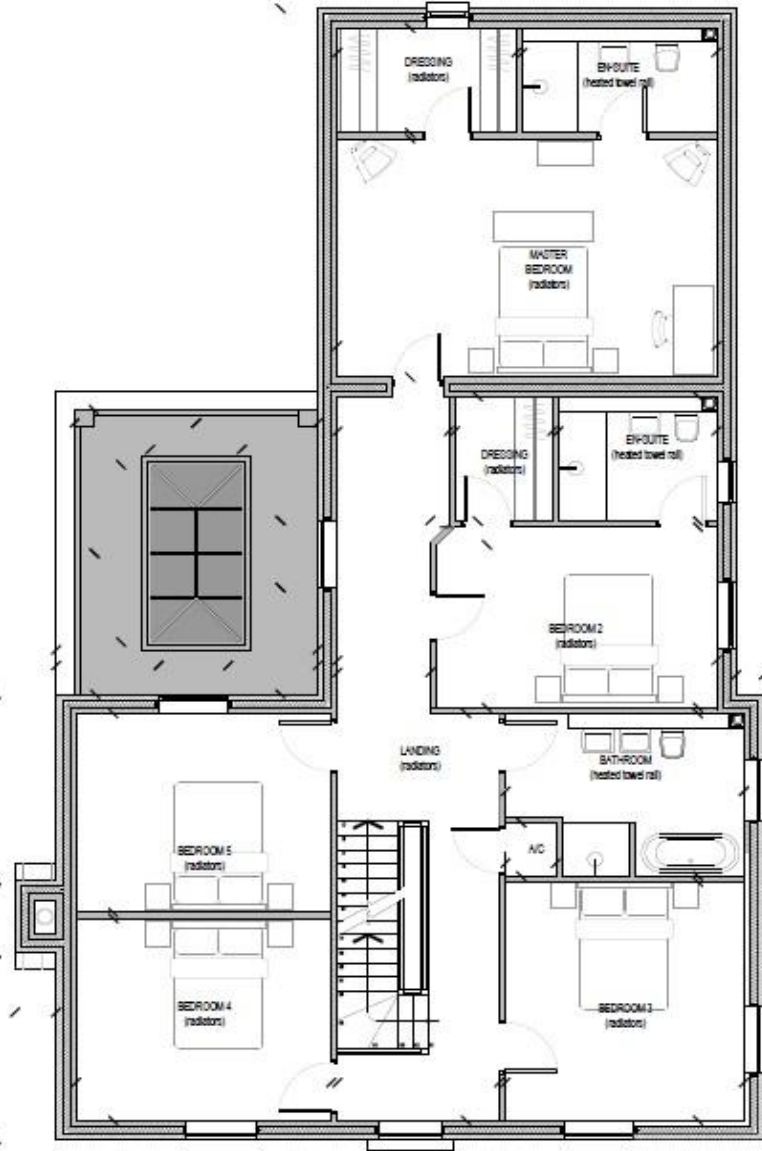




**PLOT 3 – Goldfinch**



PLOT 3  
TYPE B1  
367 m<sup>2</sup>  
3950 ft<sup>2</sup>





**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.

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