

Chapel Street

Measham, Swadlincote, DE12 7JD

John 
German





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Offers over £550,000

Set within a mature garden of 0.25 acres, this bespoke home combines privacy with convenience, located in a sought-after area just a short walk from Measham High Street. Featuring a gated driveway, ample parking, and stunning gardens, it offers elegant living spaces perfect for both family life and entertaining.



Nestled within a beautifully mature garden plot of approximately 0.25 acres, this bespoke home offers the perfect blend of privacy and convenience. Approached via a gated, sweeping driveway with ample parking, turning space, and a double garage, the property is ideally located in one of the village's most sought-after areas, just a short walk from Measham High Street's range of shops and amenities. Surrounded by stunning private gardens, this exceptional residence exudes charm, with elegant living spaces that seamlessly flow together, offering a welcoming environment for both everyday living and entertaining. From the characterful interiors to the serene outdoor spaces, this home presents a rare opportunity to enjoy both luxury and tranquillity in a prime location.

This individual, bespoke home is set within a beautiful mature garden plot of approximately 0.25 acres, approached via a gated, sweeping driveway offering plentiful parking, turning, a double garage, and stunning private gardens to the rear. Perfectly positioned in one of the villages most sought-after locations, it enjoys a tucked-away feel while still being within easy walking distance of Measham High Street, with its excellent range of shops and amenities.

A charming pathway winds through the mature front garden to the entrance door, opening into a wide, welcoming hallway with a tiled floor, stairs rising to the first floor, and living spaces radiating elegantly around. To the right, a well-proportioned study provides an ideal workspace for those working from home. To the left, the characterful living room features a reclaimed solid wood floor, a wide walk-in bay window, and a striking period-style open fireplace, creating a warm and inviting focal point for cosy winter evenings.

The kitchen and dining room have been seamlessly opened into one large, contemporary space - perfect for modern family life and entertaining. The kitchen is beautifully appointed with an array of luxury Shaker-style base and wall cabinets, complemented by marble countertops, returns, and a large feature central breakfast island. High-quality appliances include a Neff induction hob, integrated oven, extractor hood, and a built-in dishwasher, alongside a magnificent four-oven Rayburn stove, providing both hot water, central heating, and a quintessentially charming cooking experience. Large format tiling flows through into the dining area, where French doors open onto the stone-paved terrace, creating a perfect connection between the home and its gardens - ideal for summer gatherings and barbecues. Piano-hinged double doors allow the dining and living rooms to flow together beautifully for larger entertaining. A door leads from the kitchen to a rear entryway which has access into the garden alongside internal door into the garage. There is a guest cloakroom and adjacent is a fantastic size utility room with a further range of base wall cabinets wrapping around the walls

The first-floor landing leads to four well-proportioned bedrooms, all capable of accommodating double beds if required. The principal suite is particularly impressive, featuring fitted wardrobes and a stylish private ensuite fitted with a suite, including a corner quadrant shower with mains shower, wash basin, and WC, all finished with tasteful tiling. The family bathroom is equally charming, featuring a dressing area and a traditional-style suite comprising a panellled bath with telephone-style mixer tap and folding glazed shower screen, a high-flush Victorian-style WC, and a matching pedestal wash hand basin. Tongue-and-groove panelling to half height and dual-aspect windows flood the space with natural light, creating a warm and characterful atmosphere.

Outside

The gardens are simply wonderful, mainly laid to lawn and wrapping around two sides of the property, framed by mature trees and planting. A generous stone-paved patio area provides the perfect spot for outdoor dining and relaxing, completing the sense of privacy and tranquillity that defines this exceptional home.

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: Driveway & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: TBC

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

Our Ref: JGA28042025

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.





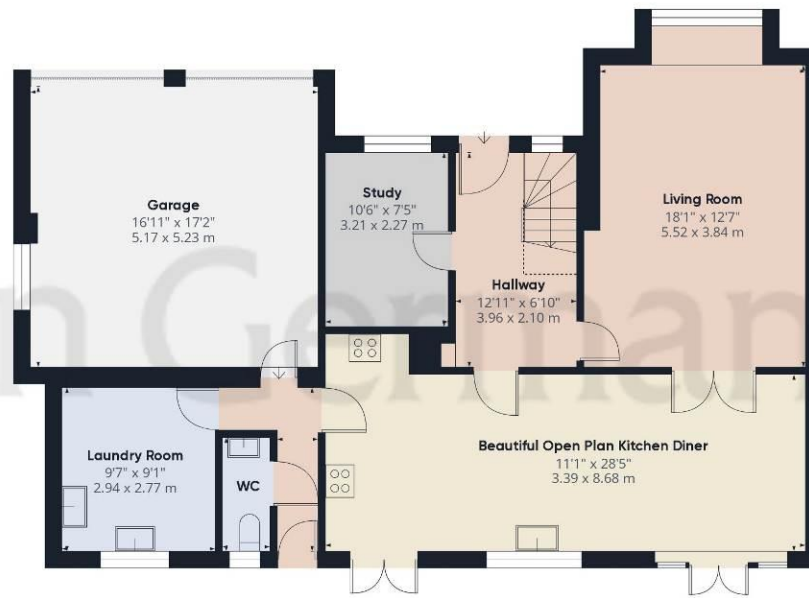
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1908.34 ft²

177.29 m²

Reduced headroom

12.94 ft²

1.2 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 are based on RICS IPMS 3C standard.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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