



17, School Street, Oakthorpe, Derbyshire, DE12 7RE

HOWKINS &
HARRISON

17, School Street,
Oakthorpe,
Derbyshire, DE12 7RE

Asking Price: £595,000

Offered to the market with no upward chain, an individually designed, detached home completed in 2026, privately positioned behind electronically operated communal gates and offering a bespoke alternative to a conventional developer-built property.

Arranged over three floors and extending to 1952 sqft, the accommodation includes four generously sized bedrooms and three bathrooms, together with a separate living room and a substantial open-plan kitchen, dining and sitting space centred around a large island. This home has been finished with a contemporary specification and incorporates modern energy-efficient construction, including an air-source heat pump.

Outside, there is a private driveway providing off-road parking and a generous rear garden extending to approximately 19 metres, reinforcing the property's secluded and individual setting.



Location

Situated in the popular village of Oakthorpe, in the heart of the National Forest, combining an attractive village setting with convenient access to everyday amenities and wider transport links. The village has a primary school and local convenience shopping, while Oakthorpe Picnic Site and Saltersford Valley provide nearby woodland, lakeside and countryside walks. A more extensive range of shops, schools, restaurants and leisure facilities can be found in nearby Ashby-de-la-Zouch and Swadlincote. The surrounding National Forest offers a wealth of recreational attractions, including Moira Furnace and the Ashby Canal, together with Conkers and Hicks Lodge for walking, cycling and family days out. The property is well placed for commuters, with convenient access to the A42/M42 corridor and onward connections across the Midlands. Rail services are available from Burton upon Trent, while East Midlands Airport is also within comfortable driving distance.

Travel Distances

A42/M42 road link – 2 miles

East Midlands Airport – 13 miles

Tamworth – 14 miles

Derby – 20 miles

Leicester – 24 miles

Birmingham – 30 miles



Accommodation Details

The main entrance door opens into a welcoming hall, with a cloakroom/WC positioned to one side and useful built-in storage. From here, the accommodation leads through to a separate living room at the front of the property, providing a comfortable second reception space away from the main open-plan area. To the rear is the principal kitchen, dining and sitting room, a substantial and contemporary space designed for both everyday family life and entertaining. The kitchen is fitted with an extensive range of cabinetry and integrated appliances, centred around a large island with further storage and seating. The room continues into clearly defined dining and sitting areas, while two bespoke roof lanterns and wide rear openings create a strong connection with the garden. A slatted feature wall adds further character to the sitting area. Adjoining the kitchen is a practical utility/store, while a separate boot room provides additional everyday storage and external access.

Upper Floors

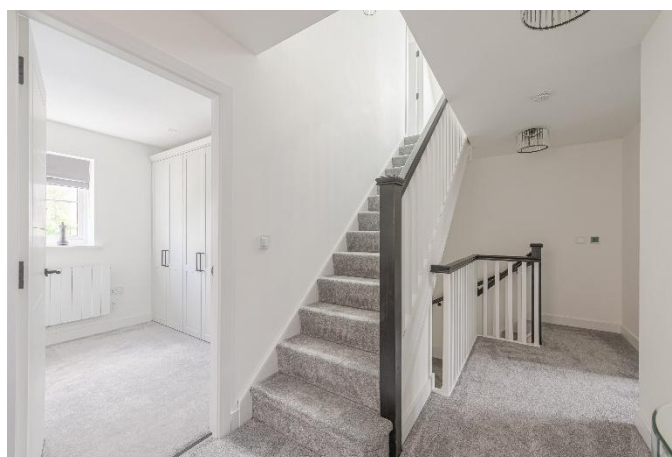
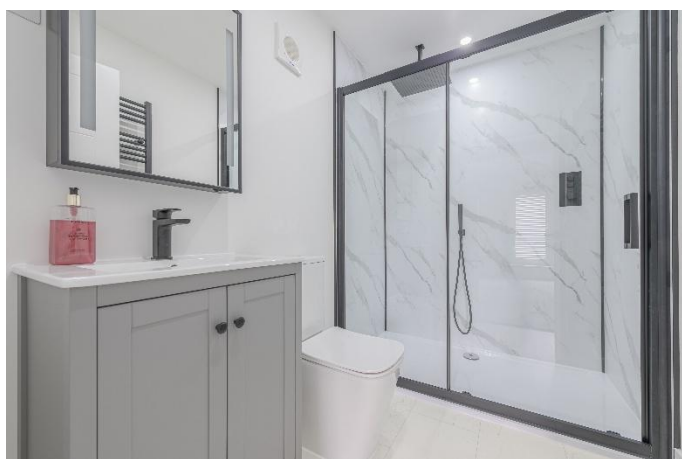
Stairs rise to the first-floor landing, where bedroom one forms a particularly well-appointed suite. The bedroom is complemented by a separate dressing room and its own en-suite bathroom. Bedroom two is another generously proportioned double room and also benefits from an en-suite, making the first floor particularly well suited to family life or visiting guests. A second staircase rises from the main landing to two further bedrooms, both of good proportions and offering flexibility for family accommodation, guest rooms or home working. A generous size family bathroom serves this level, together with additional storage and eaves space.





Outside

The property is privately positioned within a small gated setting, approached through electronically operated communal gates. To the front is a private driveway providing off-road parking, reinforcing the more secluded and individual character of the home. To the rear is a generous private garden extending to approximately 19 metres in length. The garden is mainly laid to lawn with a paved terrace immediately adjoining the house, creating a useful area for outdoor seating and entertaining. Further towards the rear is a detached garden room, offering valuable additional space for use as a home office, studio, gym or leisure room.



Agents Comments

Overall, the house combines the individuality and generous proportions of a bespoke build with the comfort and efficiency of a newly completed home. Arranged over three floors and extending to approximately 1,952 sq ft, it offers four well-proportioned bedrooms, three bathrooms and excellent reception space, complemented by high-quality fixtures and fittings throughout. The property is also conveniently placed for local amenities, access to the National Forest and onward travel, with the A444 and M42 providing useful commuter links across the wider region.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



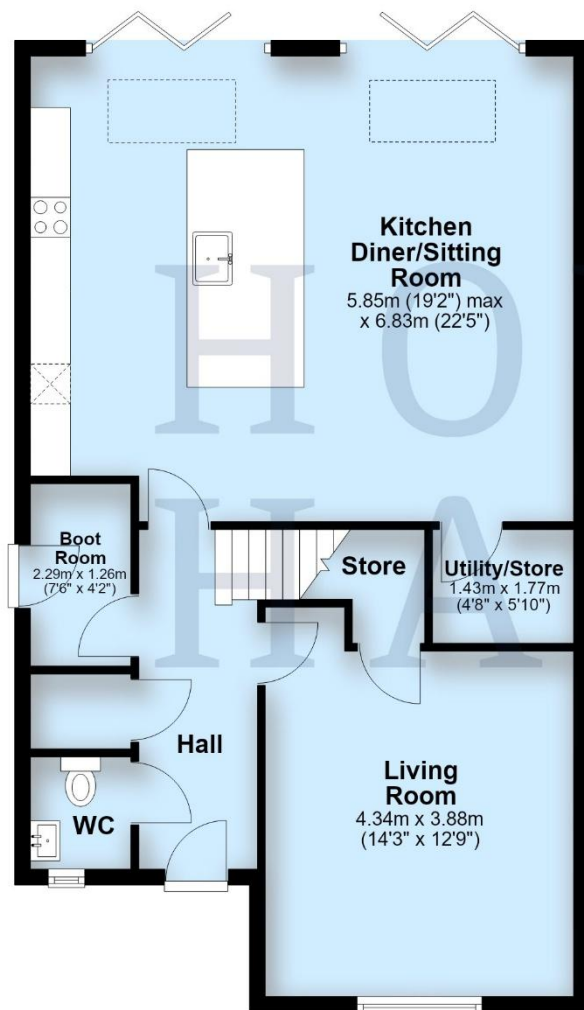
Features

- Individually designed detached home, completed in 2026
- Privately positioned behind electronically operated communal gates
- Approximately 1952 sqft over three floors
- Four generously sized bedrooms
- Three bathrooms including two en-suites
- Open-plan kitchen, dining and sitting room
- Air-source heat pump and efficient construction
- Private driveway and parking
- 19-metre rear garden with detached outbuilding



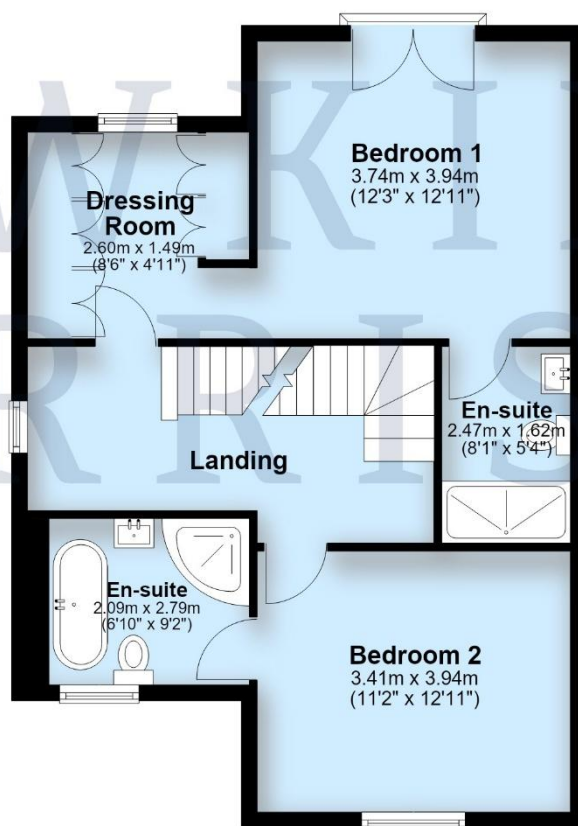
Ground Floor

Approx. 76.0 sq. metres (818.4 sq. feet)



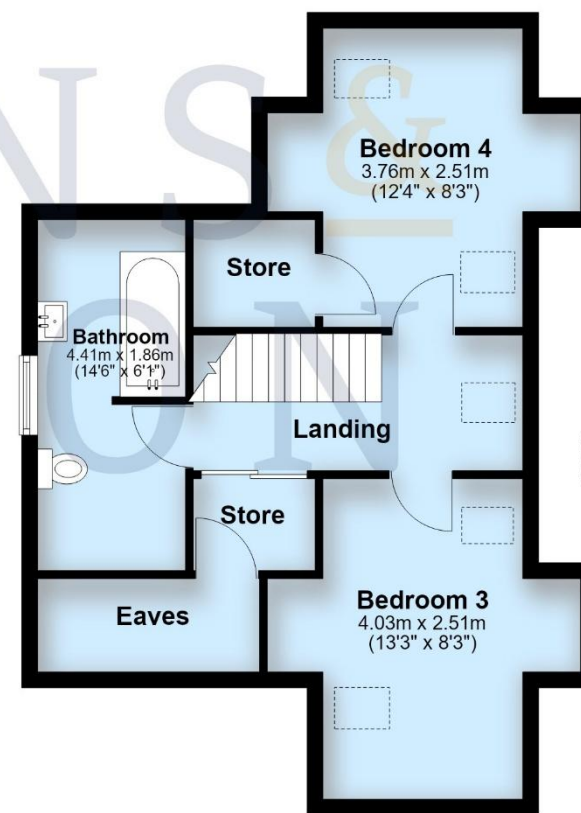
First Floor

Approx. 58.3 sq. metres (627.4 sq. feet)
(excluding Balcony)



Second Floor

Approx. 47.0 sq. metres (505.8 sq. feet)



Total area: approx. 181.3 sq. metres (1951.6 sq. feet)

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, and electricity, all of which are connected. Central heating is provided by an air source heat pump.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - F

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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