

# Redfern Road

Oakthorpe, DE12 7RY

John German



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Offers over £600,000

A beautifully presented, light and modern home with countryside views in a lovely village. Featuring a grand reception hall, dual-aspect lounge, stunning open-plan kitchen/dining/living room, two en-suite bedrooms, double garage and a large driveway.

The property is set on the popular Thorpe Rise, a recent modern development of stunning homes in Oakthorpe, a National Forest village perfectly placed for countryside walks and ideally situated for the M42 and A42. The nearby market town of Ashby-de-la-Zouch is in easy reach and offers a vibrant centre with shops, boutiques stores, restaurants and bars. A superb blend of village lifestyle in easy reach of conveniences.

Built to the Wightwick design with a high specification, this home has a luxury feel with an abundance of space and a charming character appearance adding plenty of kerb appeal.

The house is set behind a generous drive and with the advantage of a double garage which has twin up and over doors, currently used as a gym/workshop with built-in sound system, together with an EV charging point by the driveway.

The canopy porch shelters the front door entrance door which opens into an impressive and spacious reception hall with views up to a galleried landing. This space really sets the tone for this stunning home.

The lounge is light and bright with a dual aspect including patio doors opening out to the rear garden and framing lovely views.

The highlight of the ground floor is a very spacious open plan kitchen/dining/living space, a room perfect for families and entertaining, with access to the rear garden. There is plenty of room for both a dining table and soft seating. The kitchen area is very well equipped with granite work surfaces and an island having a breakfast bar adding versatility. The integrated hob, double oven, dishwasher, wine cooler and full height fridge and freezer ensure this home is ready to move straight into and enjoy from day one.

Off the kitchen there is a useful and good size utility with a side door and additional appliance space.

Completing the ground floor is the guest WC located off the hall. The ground floor is fitted with Amtico flooring throughout.

The galleried landing is a stunning space, perfect for a statement light fitting, with access to the five bedrooms and family bathroom.

The master bedroom is exceptional; a huge bedroom with a lovely dual aspect and a dressing area adding space for wardrobes. The en suite is fitted with a stylish modern suite and a skylight.

Bedroom two is generously sized with stunning views to rear and the luxury of its own en suite shower room. There are three further bedrooms, all of a good size, making this an ideal home for a large family.

The house stands on a superb choice plot with shaped lawns and a paved terrace, but the real highlight is the beautiful views across paddocks and beyond to the rear. There is a shed and kitchen garden to the side of the house.

The house also has the advantage of solar panels enhancing the energy efficiency.

**Agents note:** The owner of this property is a relative of an employee of John German.

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

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

**Property construction:** Standard

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** LPG

(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:** Leicestershire County Council / Tax Band F

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

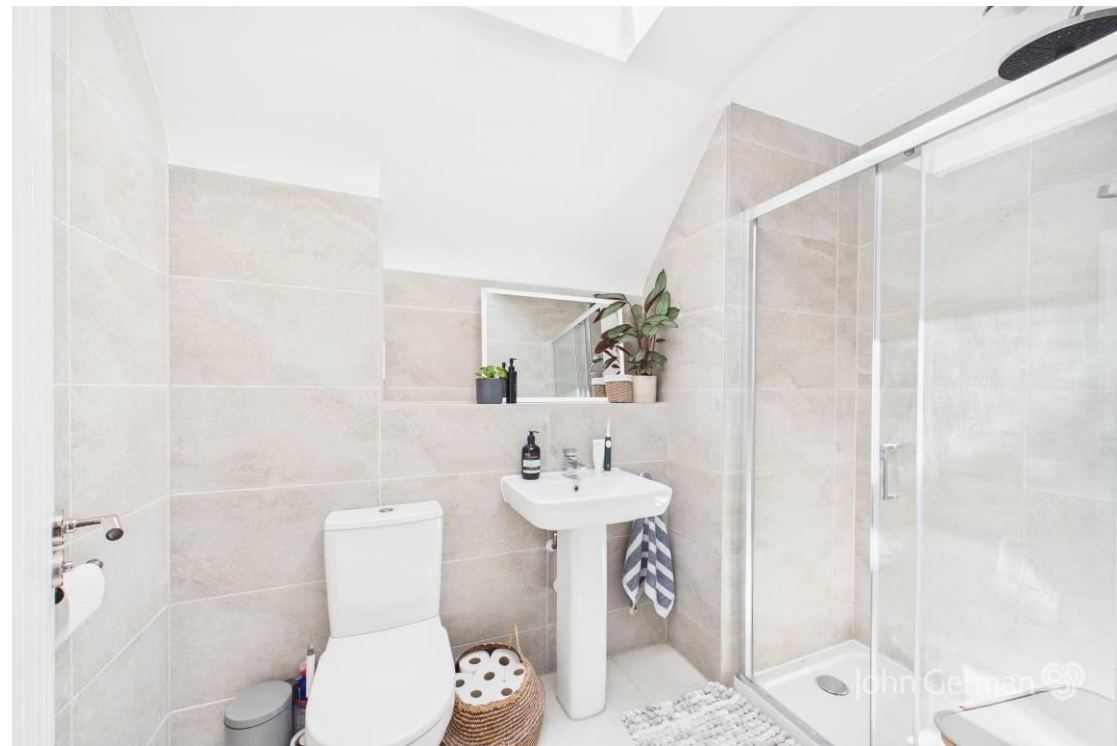
**Our Ref:** JGA/29062026

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Ground Floor

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

197.4 m<sup>2</sup>

2125 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>

2 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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**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.

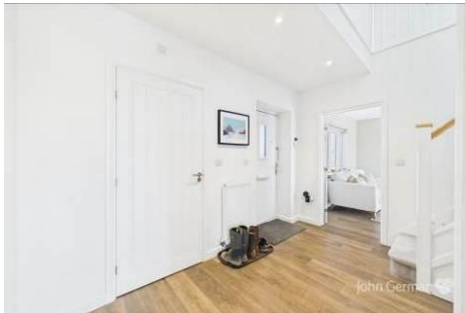
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**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		
69-80	C	77 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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