

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

HOWKINS & HARRISON

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

Asking Price: £595,000

An impressive and exceptionally spacious four-bedroom detached family home constructed in 2020 by J A Davis builders.

Offering 2130 sqft. of superbly presented and thoughtfully arranged accommodation in a pleasant semi-rural position close to open countryside.

The ground floor is centred around a superb 23-foot kitchen/diner opening directly onto the rear garden, complemented by a generous living room, utility room, cloakroom and welcoming entrance hall. Upstairs are four well-proportioned bedrooms, including a substantial principal bedroom with fitted storage and en-suite, together with a family bathroom and useful additional storage.

Outside, the property enjoys an attractive walled frontage, a broad driveway and double garage, while the enclosed rear garden features extensive paved seating areas, lawn and established planting creating an excellent setting for modern family life and outdoor entertaining.







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
Ashby-de-la-Zouch – 5 miles
East Midlands Airport – 13 miles
Tamworth – 14 miles
Derby – 20 miles
Leicester – 24 miles
Birmingham – 30 miles



Accommodation Details

The front door opens into a bright central entrance hall, finished with herringbone style flooring and oak-effect internal doors, with stairs rising to the first floor, useful storage and a ground-floor cloakroom. To the right is the generous living room, featuring plantation shutters, bespoke fitted cabinetry and shelving, and an exposed-brick fireplace housing a log-burning stove. To the rear, the impressive kitchen/diner forms the heart of the home, fitted with contemporary handleless cabinetry, extensive work surfaces, integrated appliances and a large central island with breakfast seating. A rooflight and wide glazed doors provide excellent natural light and connect the dining area directly with the garden, while a separate utility room offers additional practical space. The ground floor also benefits from partial underfloor heating.

The first-floor landing leads to four well-proportioned bedrooms and a family bathroom. The substantial principal bedroom includes fitted wardrobes and a modern en-suite shower room, while the remaining bedrooms offer flexible family, guest or home-working accommodation. The family bathroom is fitted with a bath, separate shower enclosure, vanity unit and contemporary tiling, with additional storage provided from the landing.











Agents Comments

What sets 91 School Street apart is the way it combines the individuality and proportions of a bespoke home with the efficiency and convenience of modern construction. Extending to approximately 2,130 sq. ft., the accommodation feels both generous and exceptionally well balanced, with the impressive kitchen/diner providing a true everyday hub while the separate living room, utility, four double bedrooms and double garage ensure the house works effortlessly for family life. Thoughtful details, including the exposed-brick fireplace with log-burning stove, plantation shutters, contemporary cabinetry, air source heating and partial underfloor heating, create a finish that feels considered rather than formulaic. Combined with its village setting close to open countryside, generous parking and enclosed garden, this is a home offering genuine character, flexibility and lasting appeal.







Outside

Outside, a broad block-paved driveway provides generous parking and access to the attached double garage. The frontage is set behind a low brick wall with a small lawned garden, while the enclosed rear garden includes extensive paved seating areas, a level lawn, raised planted borders and timber storage, creating a practical and attractive space for outdoor dining and family use. The hot tub may be available by separate negotiation.

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

- Popular Oakthorpe village, within the National Forest
- Approximately 2,130 square feet of accommodation
- Spacious living room with feature log burner
- Impressive open-plan kitchen and dining room
- Four generously proportioned double bedrooms
- Principal bedroom with fitted storage and en-suite
- Air-source heating with partial underfloor heating
- Generous driveway and attached double garage
- Enclosed rear garden with extensive paved terrace
  High specification fittings

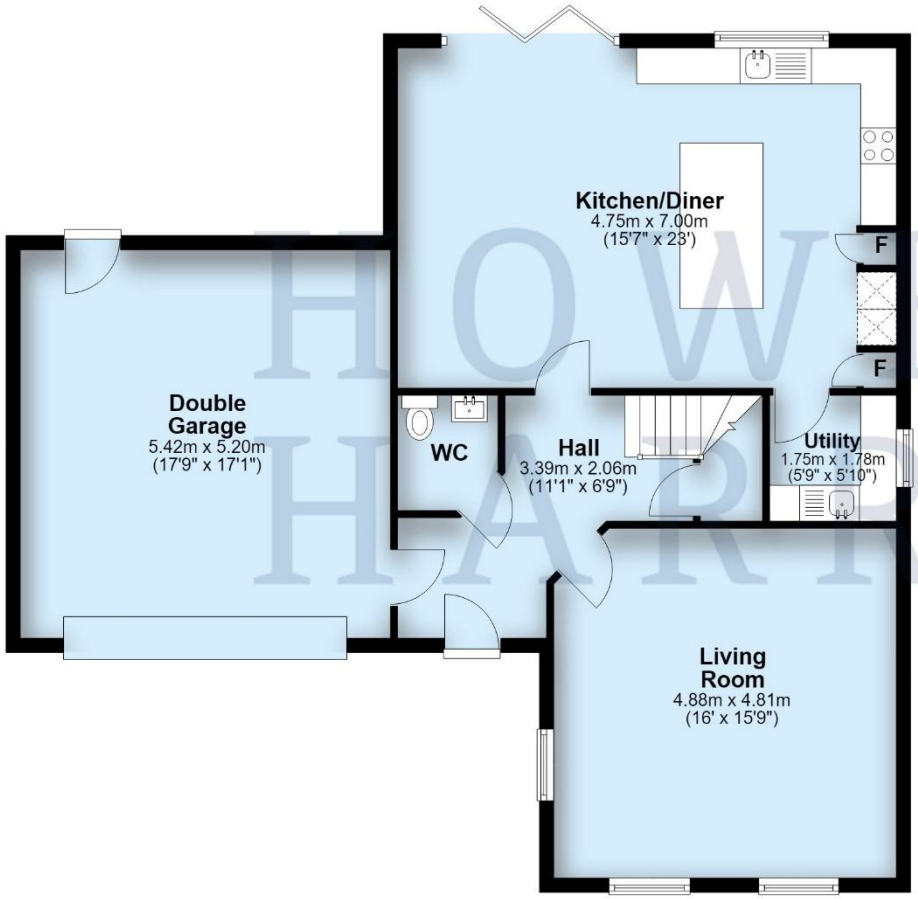






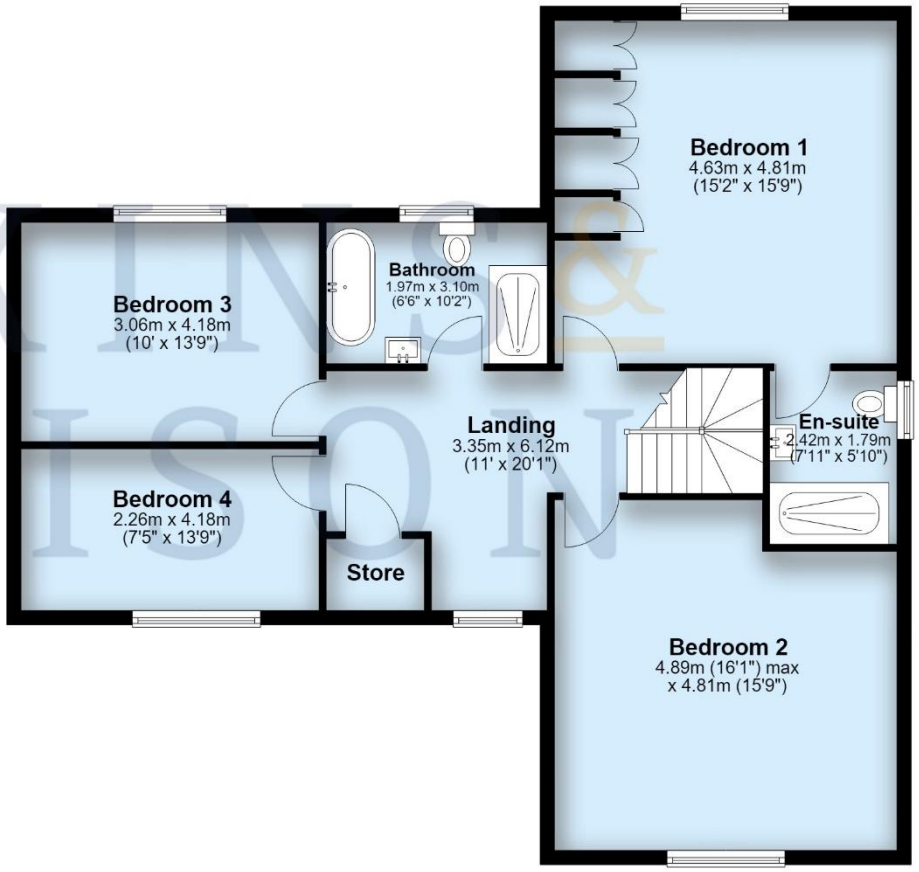
Ground Floor

Approx. 102.4 sq. metres (1102.7 sq. feet)



First Floor

Approx. 95.5 sq. metres (1027.9 sq. feet)



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Total area: approx. 197.9 sq. metres (2130.6 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

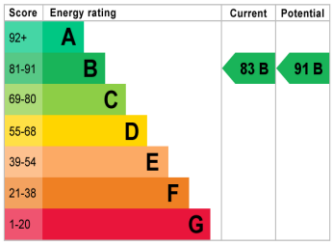
None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity, all of which are connected. Central heating is provided by an air source heat pump, with partial underfloor heating.

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - F





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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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