

# South Street

Woodville, Swadlincote, DE11 7DW

John   
German





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£250,000

Charming character cottage tucked away down a quiet lane, overlooking a pony paddock with a stunning breakfast kitchen, elegant dining room, sitting room with log burner, attic room, garage, private gardens and off-road parking.



Tucked away down a quiet lane and enjoying delightful views across a pony paddock with grazing horses, this charming cottage offers a wonderful blend of character, style, and comfort. A private driveway provides off-road parking and access to the garage beyond, while the welcoming entrance opens into a beautifully presented sitting room featuring a log burner stove, plantation shutters and picturesque views towards the surrounding fields.

Moving through the home, traditional strip pine door leads you into the true heart of the property - the stunning breakfast kitchen. Luxuriously appointed, the kitchen is fitted with an extensive range of cabinetry wrapping around three sides, complemented by elegant work surfaces and a striking central breakfast island with inset induction hob and feature cylindrical extractor above. A comprehensive range of integrated appliances is seamlessly incorporated throughout. Adding warmth and character, a log-burning stove set upon an attractive tiled hearth creates a fabulous focal point, while a tall rear-facing window with shutters overlooks the private gardens.

Open to the kitchen is the sumptuous dining room, an ideal space for entertaining, complete with decorative corning and French doors opening onto the decked seating terrace. Polished tiled flooring flows seamlessly throughout the kitchen, dining area and into the well-appointed guest cloakroom/utility room, which also benefits from fitted shutters.

A staircase rises from the kitchen to the first-floor landing. Bedroom one enjoys breathtaking views through a double-glazed sash window across the paddock and a half-glazed pine door conceals a staircase leading to a highly useful attic room with skylight, ideal for storage. Bedroom two is another generously sized double room overlooking the rear garden.

Completing the accommodation is the exceptional family bathroom - a beautifully spacious room featuring a WC, bidet, elegant claw-and-ball bath with telephone-style mixer shower, and a separate walk-in shower enclosure with dual shower heads and glazed screen. A stylish repurposed vanity unit with inset wash basin and ladder-style towel radiator complete the space.

Outside, the property continues to impress. To the front, a shallow foregarden is enclosed by a brick wall with wrought iron fencing, while to the rear the gardens enjoy an excellent degree of privacy thanks to thoughtfully planted mature trees and shrubs. An extensive timber decked terrace provides the perfect setting for outdoor entertaining, complemented by an artificial lawn, raised planted beds and two highly useful brick-built storage outbuildings.

The garage measures 19'9 x 7'11 and has timber entrance doors and window and personal door to the rear garden.

**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. The property is situated on an unadopted road.

**Property construction:** Traditional

**Parking:** Off road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

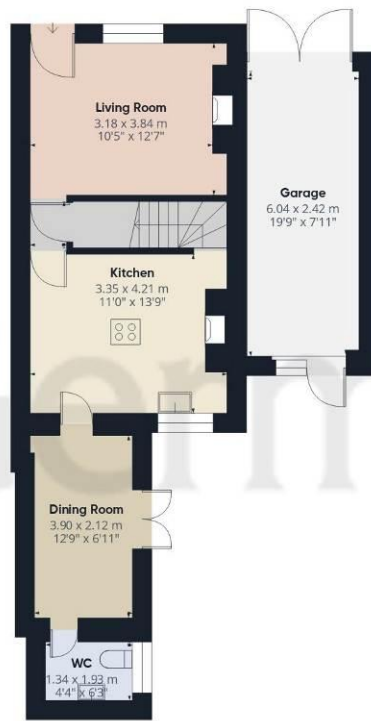
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band A

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

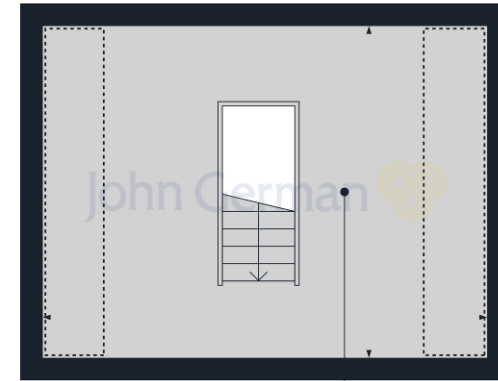
**Our Ref:** JGA/11052026







Ground Floor



**Attic Room**  
17'3" x 13'0"  
5.27 x 3.98 m

Floor 2

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

93.6 m<sup>2</sup>  
1008 ft<sup>2</sup>



(1) Excluding balconies and terraces

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

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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		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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