

Hawthorn Rise

Swannington, Coalville, LE67 8AJ

John 
German





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£750,000

Enjoy 180' countryside views at this bespoke family home set within an exclusive private development in the sought-after village of Swannington. Offering generous living space, 36' long living kitchen dining room a double garage and its own paddock, this beautifully designed property blends modern comfort with rural charm.

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Set within the rolling landscape of the National Forest, this striking bespoke residence forms part of an exclusive collection of just seven individually designed homes along a private drive in the sought-after village of Swannington. With uninterrupted countryside stretching out in 180' and direct access to scenic walks leading towards the historic Hough Hill Windmill, the setting alone makes a powerful first impression. Yet it's the scale, craftsmanship, and thoughtful design of the house itself that truly set it apart.

Approaching the property along the shared private driveway to the fore of this substantial home lies double width drive driveway and double garage establish the home's sense of arrival. Inside, the ground floor unfolds from a beautifully proportioned L-shaped entrance hall - a space that immediately hints at the considered design running throughout the home with its galleried landing overhead. Underfoot, oak flooring and zoned underfloor heating ensures warmth and comfort across the entire ground floor.

To the front of the house sits a bright and inviting lounge, where a large east-facing window draws in the morning light. A second reception room offers welcome flexibility - equally suited to a cosy family room, a quiet reading space, or a dedicated home office. A convenient ground-floor W.C. sits nearby.

But the real heart of the home lies at the rear: an impressive open-plan kitchen and dining space stretching over thirty six feet in length. Designed as both a social hub and a practical workspace, this room connects effortlessly with the outdoors through expansive glazing and wide bi-fold doors that open directly onto the garden and the landscape beyond. Contemporary grey cabinetry, subtle under-cabinet lighting, and twin integrated Bosch ovens provide a sleek and highly functional kitchen environment. At the centre, a large island with a Bosch induction hob anchors the room, creating a natural gathering point for everyday living and entertaining alike. There is dining area for family evenings and a cosy sitting area with log burner and french doors to outside. The entire space is finished with immaculate tiling, gently warmed by the underfloor heating below.

Upstairs, the sense of space continues. All five bedrooms have been thoughtfully planned to accommodate king-size beds comfortably, each offering ample room for additional furniture. Three of the bedrooms benefit from stylish ensuite shower rooms, while the principal suite enjoys generous fitted wardrobes as well. A beautifully maintained family bathroom completes the floor, featuring a contemporary bath, a spacious walk-in shower, wash basin, and W.C.

Outside, the property truly comes into its own. The rear garden opens out into a beautifully arranged outdoor space, beginning with a substantial patio that's perfectly positioned for entertaining or simply enjoying the sweeping views. Beyond lies a generous lawn which leads to the home's own paddock - a rare and enviable feature. Backing onto open farmland, the garden enjoys panoramic views towards Limby Hall Woods and across to Hough Windmill, creating a sense of space and tranquillity that is increasingly hard to find.

This is a home designed not just to be lived in, but to be experienced - combining modern comfort, thoughtful architecture, and an extraordinary countryside setting.

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:

Parking: Driveway & Garage

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: North West Leicestershire District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA16032026

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

2532 ft²
235.3 m²

Reduced headroom

26 ft²
2.4 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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