Superior Homes

Royston & Lund



Woodland View

Overseal | DE12 6JR

Guide Price £700,000



***Guide Price: £700,000 - £740,000

Occupying an enviable position on the edge of the sought-after village of Overseal, this exceptional detached family residence enjoys far-reaching countryside views and generous proportions throughout. Thoughtfully designed for modern family living, the property combines impressive entertaining spaces with versatile bedroom accommodation, all set within a substantial plot with extensive parking and landscaped gardens.

The accommodation is entered via a welcoming entrance hall, creating an immediate sense of space and quality. The heart of the home is undoubtedly the stunning open-plan kitchen, breakfast and dining room, beautifully appointed with contemporary units, generous work surfaces and ample space for both family dining and entertaining. Flooded with natural light and enjoying pleasant views over the garden, this superb space seamlessly connects everyday living with social occasions.
Complementing the kitchen is a spacious living room, centred around a striking feature fireplace with wood-burning stove, creating a warm and inviting atmosphere. A practical utility room, ground floor WC and integrated garage with fitted worktop space further enhance the functionality of the home.

The bedroom accommodation is equally impressive, offering a thoughtful balance of space and versatility. Occupying the first floor, the principal bedroom is a generously proportioned double room and benefits from its own contemporary en-suite shower room. Two further substantial double bedrooms are served by a stylish family bathroom, finished to a high standard.
Complementing the first-floor accommodation is a spacious ground-floor double bedroom with its own en-suite shower room, providing excellent flexibility for multi-generational living, visiting guests, or those seeking single-level accommodation.









- Guide Price: £700,000 - £740,000
- Four Bedroom Family Home
- Spacious Kitchen/Breakfast Room
- Three Bathrooms & Ground Floor WC
- Exceptional Rear Lawned Garden
- Integrated Garage with Worktop Space
- Ample Off-Road Parking for Multiple Vehicles
- Overlooking Beautiful Countryside Views
- Council Tax Band: E // EPC: B
- Freehold









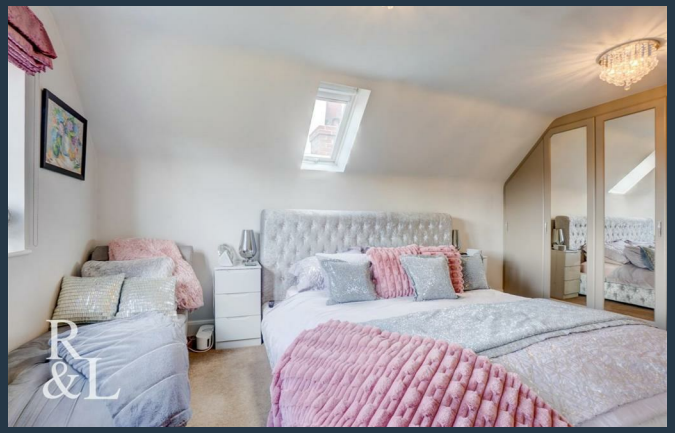


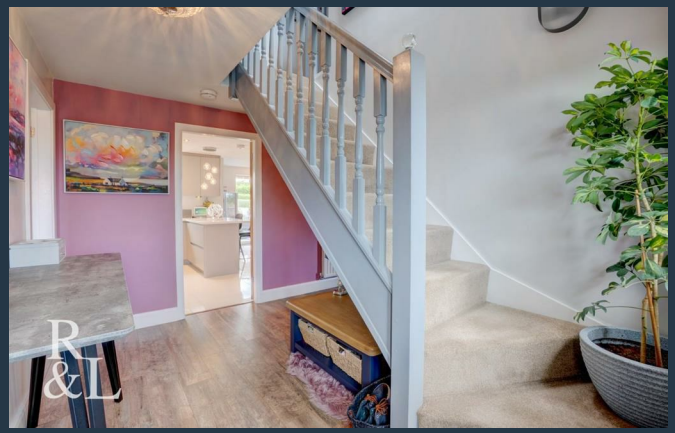





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Externally, the property continues to impress. A vast gravelled driveway provides parking for numerous vehicles, motorhomes or caravans, whilst the integrated garage offers additional storage and workspace.

To the rear, the beautifully maintained garden enjoys a large lawn, extensive patio seating areas and a high degree of privacy, creating the perfect setting for outdoor entertaining and family enjoyment. Beyond the garden, delightful open countryside views provide a picturesque backdrop rarely found.

Located within the highly regarded village of Overseal, the property benefits from a peaceful semi-rural setting whilst remaining conveniently positioned for nearby amenities, reputable schooling and excellent transport links to Swadlincote, Burton upon Trent, Ashby-de-la-Zouch and the wider Midlands road network.

A truly outstanding family home offering generous accommodation, exceptional presentation and stunning countryside surroundings. Early viewing is highly recommended.

For more information:
https://reports.sprift.com/property-report/?access_report_id=5356785

Freehold



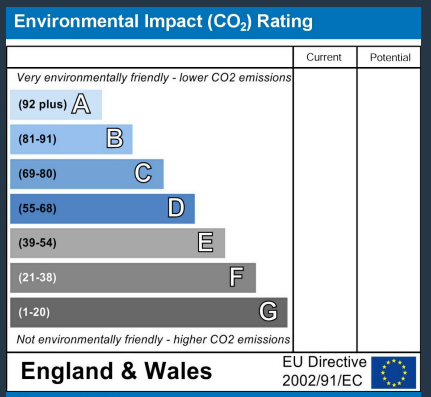
Total area: approx. 196.7 sq. metres (2116.9 sq. feet)

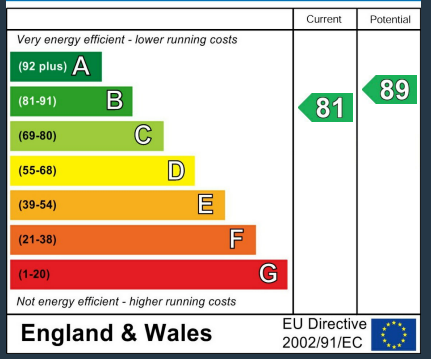
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC





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