



63a, School Street, Oakthorpe, Derbyshire, DE12 7RE

HOWKINS &
HARRISON

63a, School Street,
Oakthorpe, Derbyshire, DE12 7RE

OIEO: £675,000

Located off a private driveway and tucked away in a secluded corner position, this bespoke detached family home was constructed in 2017 and finished to an exceptionally high specification throughout. Offering over 2,000 sqft of beautifully presented accommodation, in brief, comprising an impressive entrance hall with cloakroom/WC, a superb 26ft L-shaped kitchen/dining room featuring bi-fold doors opening onto the rear garden, and a spacious utility room providing access to the attached garage/gym with sauna. Further ground floor accommodation includes a study to the front elevation and a delightful sitting room with French doors leading out to the garden. To the first floor are four well-proportioned bedrooms, two benefiting from en-suite facilities, together with a stylish family bathroom. The principal bedroom suite enjoys a walk-in dressing room and access to a private balcony overlooking the landscaped rear garden and open countryside beyond.

Externally, the property is accessed via a gated entrance and offers an extensive gravelled driveway providing ample off-road parking. The landscaped rear garden has been designed for both relaxation and entertaining, with a generous paved patio seating area, artificial lawn, and far-reaching countryside views creating a superb outdoor setting.



Location

Situated within the popular village of Oakthorpe, this property enjoys a peaceful setting whilst remaining conveniently placed for everyday amenities and commuter links. Oakthorpe lies on the edge of the National Forest and offers an excellent blend of countryside surroundings with easy access to nearby market towns including Ashby-de-la-Zouch and Swadlincote.

The area is particularly well regarded for its outdoor pursuits, with nearby attractions including the scenic Moira Furnace and Ashby Canal, offering picturesque walking, cycling and Village activities,, together with the popular Conkers Discovery Centre, providing family leisure facilities, woodland trails and adventure activities within the heart of the National Forest.

The village itself benefits from a primary school, local convenience stores, leisure facilities and countryside walks, whilst a wider range of shopping, dining and recreational amenities can be found in nearby Ashby-de-la-Zouch. Excellent road connections are available via the A42/M42, providing straightforward access to Birmingham, Leicester, Derby and Nottingham, making the location ideal for commuters.

Travel Distances

Ashby-de-la-Zouch – 5 miles

Tamworth – 14 miles

Derby – 20 miles

Leicester – 24 miles

Birmingham – 30 miles

East Midlands Airport – 13 miles

A42/M42 junction – 2 miles

Burton upon Trent railway station – 8 miles



Agents Comments

"Tucked away within a private and secluded position, this individually designed family home offers an exceptional combination of contemporary living, high-quality finishes and far-reaching countryside views. Built to an impressive specification throughout, the property effortlessly blends stylish modern design with practical family accommodation extending to over 2,000 sq. ft.

Particular highlights include the stunning open-plan living kitchen with bi-fold doors, the superb principal bedroom suite with balcony and dressing room, and the beautifully landscaped south-facing garden backing onto open countryside. The peaceful setting, generous parking and versatile garage/gym space further enhance what is a truly unique home within this highly regarded National Forest location."

Tenure- Freehold





Accommodation Details

From the front elevation, the property leads directly into a welcoming entrance hallway, with doors leading off to all ground floor accommodation. To the left, two individual doors open into both reception rooms. Overlooking the front elevation is a versatile study/playroom, whilst to the rear is a generously sized sitting room with French doors opening onto the garden. Continuing through, and a particular feature of the property, is the open-plan living kitchen, fitted with an array of units and integrated appliances, ideal for modern family living. Bi-fold doors to the rear provide views across the surrounding countryside and create a seamless connection to the generous outdoor patio area. Completing the ground floor accommodation is a separate utility room and cloakroom/WC.

A staircase rises from the entrance hallway to a galleried landing with glass feature balustrading, providing access to all four bedrooms and the family bathroom.

The principal bedroom truly offers something special, featuring a vaulted ceiling, full-height windows, and French doors opening onto a full-width balcony enjoying views across the surrounding countryside. The room is further enhanced by a walk-in dressing room and luxurious en-suite facilities.

Bedroom two is also generous in size and benefits from its own en-suite shower room, whilst the remaining two double bedrooms are served by a stylish four-piece family bathroom.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





Outside

Set behind an electrically operated gated entrance off School Street, the property is approached via a gravelled driveway providing ample off-road parking and access to the attached double garage, currently utilised as a home gym. Further gated side access leads into the landscaped, south-facing rear garden, designed for ease of maintenance and enjoying open countryside views. A paved terrace extends across the rear elevation, providing ample space for outdoor dining and entertaining.

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 which are connected to the property.

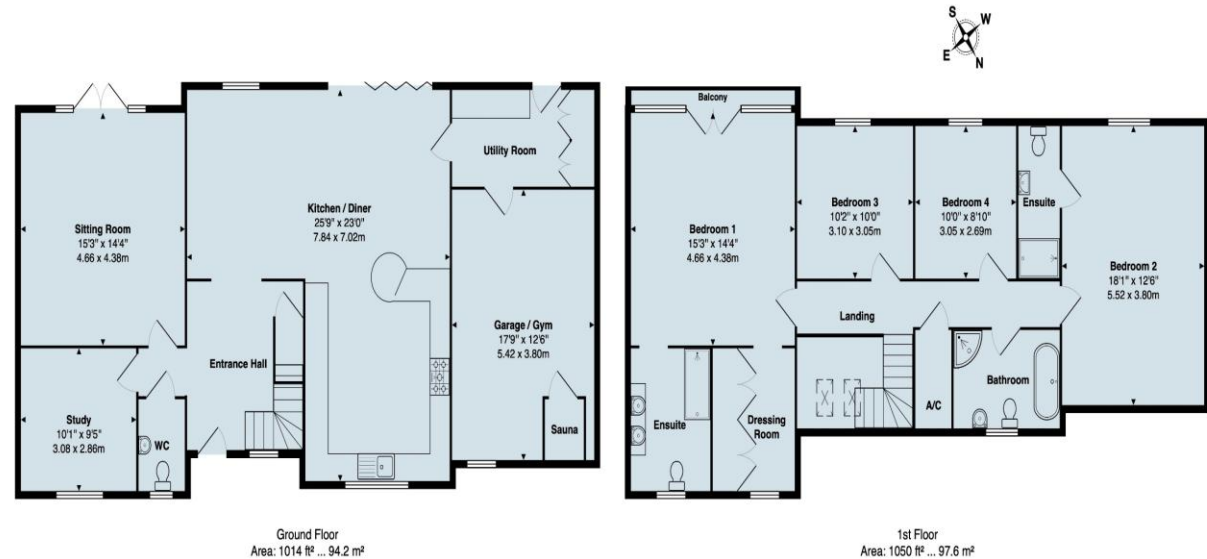
Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band – F

Energy Rating - B



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.

Howkins & Harrison

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