

Church Street

Hartshorne, Swadlincote, DE11 7ER

John 
German





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£900,000

Enjoying panoramic views on a beautiful tree lined plot circa 0.5 acres, Daisy Nook offers a peaceful village setting and a stylish living space circa 3000 sq ft. Just perfect for any family, there is an annex wing which can easily be suitable for a dependant relative. In all, a beautiful home.



Situated on a quiet lane, just a short stroll from the village, this fabulous family home with five bedrooms is generously sized and quite simply stunning throughout, with a picture-perfect garden and endless views.

Embrace village life by living in Hartshorne, the cricket pitch and pub with local ales are the heart of the village and there is an excellent restaurant at The Mill Wheel. The village benefits from a range of local amenities including a highly regarded village primary school, two public houses, recreation facilities and frequent public transport services to nearby Ashby, Woodville and Swadlincote centres. Hartshorne is also well situated for ease of access to Burton on Trent and Derby City centres, the M42/M1 motorway and East Midlands International Airport.

You will find there is a gated entrance and a secured driveway with parking on arrival. There is a detached double garage and steps leading to the entrance door. As you enter the home, you are greeted by a wide, spacious hallway with winding staircase leading off and arranged around, an array of reception rooms.

There is a separate dining room, perfect for formal entertaining. A family room/study for those working from home and a lounge perfectly positioned on the rear of the house with French double doors leading you out onto a large, decked balcony which has lovely views over the garden with steps leading down.

Next is the family breakfast kitchen, a wonderful room, beautifully equipped with an array of bespoke soft cream cabinets, complemented by contrasting black marble countertops. There is a large feature central island with breakfast area, a range of integral appliances and a lovely natural stone floor running underfoot. Glazed double doors open to connect with the adjoining conservatory which is the perfect spot to sit with your morning coffee and paper and from the conservatory, a glazed corridor then leads you down to the annex wing. A fabulous and versatile addition to the property with WC and potential for a shower. Somewhere for parents? A further living room? Games/gym room? The choice is yours.

Set upon the first floor, you will find there are four king sized double bedrooms. Bedroom one has the benefit of fitted wardrobes and a Juliette balcony which takes full advantage of those panoramic countryside views. It has a large luxury en suite shower room, finished in warm travertine stone.

Bedroom two has walk in closet and its own private en suite shower room and set on the second floor of Daisy Nook is a further single bedroom with two useful rooms leading off, ideal as walk in wardrobe or further storage.

Outside, the gardens at Daisy Nook are just wonderful. Long lawns, perfect for a family, are coupled with a wide variety of specimen mature trees which give a country park feel to the gardens and offer shade in the summer months. The gardens also benefit from backing onto fields.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Oil fired central heating. Septic tank drainage. No gas, no mains drainage. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/13062023

Local Authority/Tax Band: South Derbyshire District Council / Tax Band G



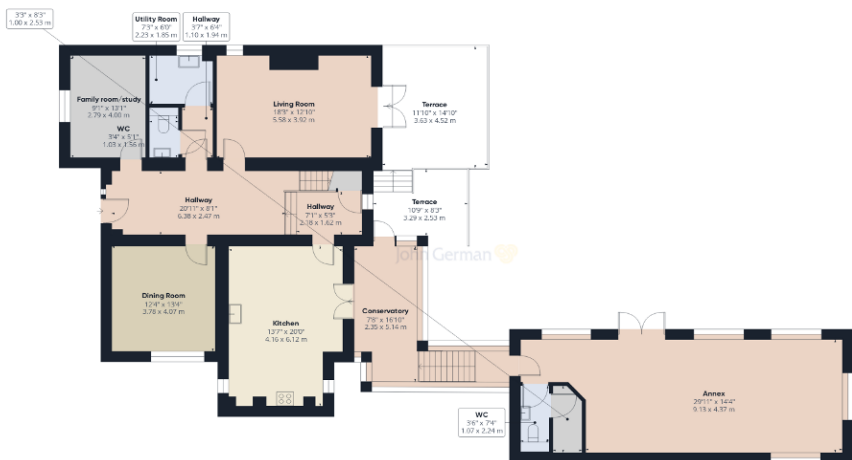








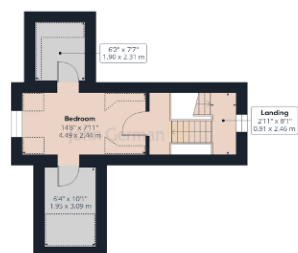




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

3245.04 ft²

301.47 m²

Reduced headroom

66.58 ft²

6.19 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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