

# Spring View, Springhill

Hartshorne, Swadlincote, DE11 7AN

John  
German









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£675,000



Spring View is a luxury bespoke family home. The location is superb, nestled in a 0.25 acre plot adjoining wooded hills and rolling fields. It embraces modern open plan living with a stunning social kitchen and the feature master suite has a glazed full height gable window overlooking fields.



Spring View is a property sure to turn heads and is definitely one to add to your viewing list. Its head of village location is fabulous, adjoining fields to the rear and the living space within is just perfect for modern day family life with a beautiful open plan living/dining kitchen creating a hub to the home. This recently constructed home offers underfloor heating, an eye for design, alongside four bedrooms, three bathrooms (two en suite), two reception rooms plus that amazing open plan social kitchen which has bi fold doors leading out to the large extensive lawned garden with entertaining patio area with views over the South Derbyshire countryside.

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.

The property stands beautifully in its plot with an impressive façade incorporating feature herringbone brickwork and timber reveals. Beneath, a large timber framed canopy porch entrance door opens and welcomes you into the stunning home beyond. Arranged around the reception hallway you will find twin reception rooms on either side. To your right, offering a lovely triple aspect lounge with log burner at the focal point and French doors leading to outside. The second reception room is a versatile one and is ideal as a study or second sitting room. From the hallway, the guest cloakroom lies and has a contemporary suite of WC and high gloss vanity unit with inset wash hand basin and is complemented with wonderful feature half height tiling plus a ladder style towel radiator.

Next, flooded with natural light and bringing the outside in, is the wonderful open plan living kitchen, being the focal point of the home and family life. This room skilfully combines three rooms into one with living area, dining area and a beautiful bespoke fitted kitchen. The kitchen has a wide range of cabinets, finished in a regal blue with brass effect handles offset by light contrasting countertops. The breakfast island is the perfect place for a coffee and chat with friends and the dining area is ideal for more formal entertaining. For a more al fresco option, feature bi fold doors open back to allow your guest direct access out onto the expansive patio gardens beyond, perfect for summer BBQ's.

Upstairs on the first floor, you will find there are four double bedrooms with three luxury bathrooms (two en suite). Particular attention must be drawn to the principal bedroom with its amazing cathedral style gable end window, stunning by design and breathtaking with its view across the countryside. It really is a showstopper. There are also double French windows in the room which open inwards and have a Juliet balcony with the lovely view down across the gardens and countryside.

Outside, Spring View is set well back from the lane behind double five bar entrance gates with an expansive driveway providing plentiful parking for numerous vehicles. The current owners will be adding a double garage, positioned in the far right corner for the new buyers, when planning is formalised. The gardens beyond are laid mainly to lawn with two large patio areas, enjoy a sunny aspect and have the benefit of views over the fields beyond.

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

**Services:** Underfloor heating. Mains water, drainage, electricity and gas 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](http://www.gov.uk/government/organisations/environment-agency)

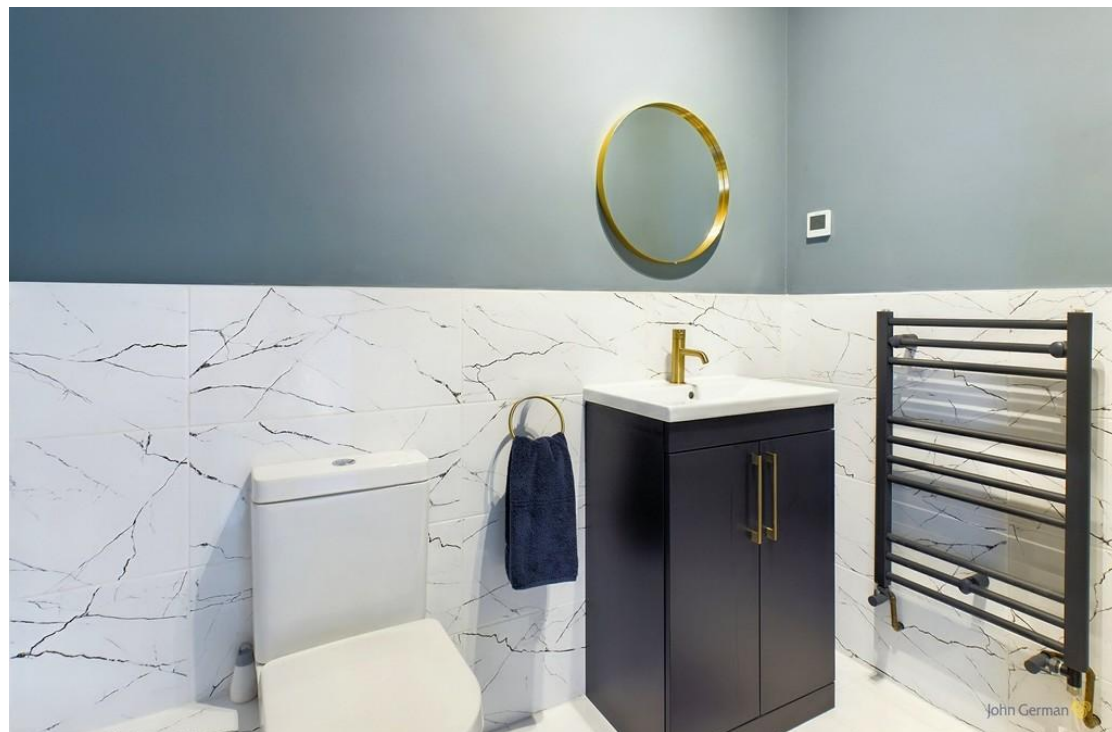
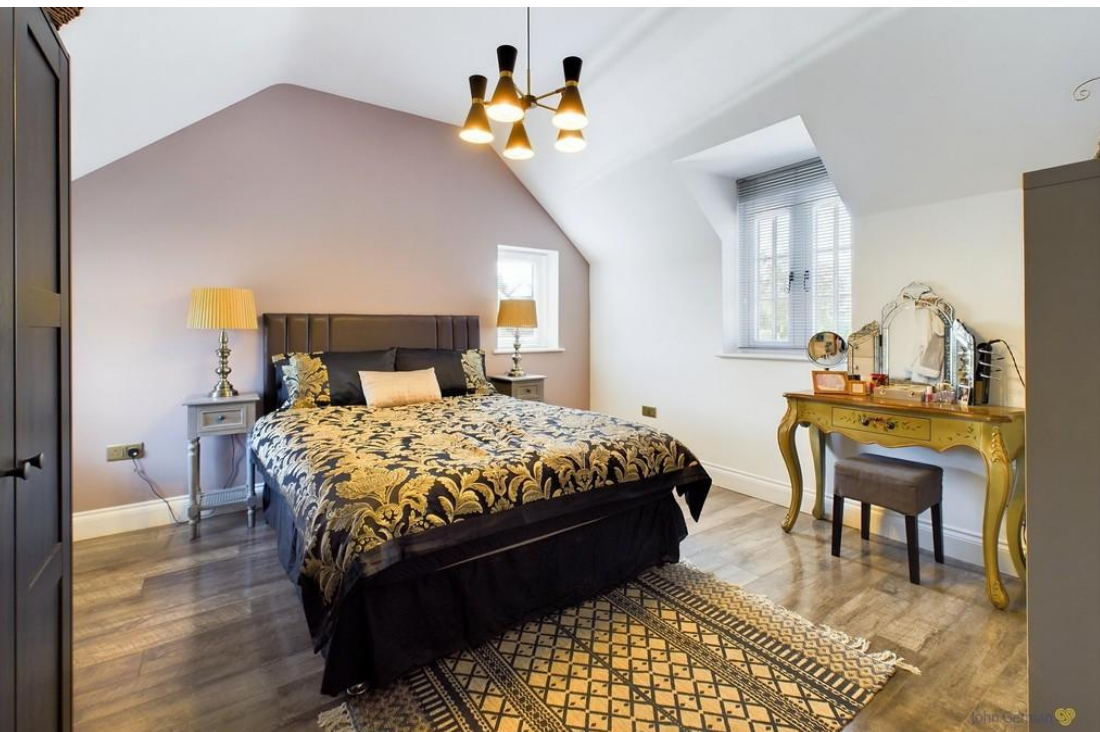
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/25082023

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









Ground Floor

Approximate total area<sup>(1)</sup>  
 1929.06 ft<sup>2</sup>  
 179.22 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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



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