

Hamilton Drive

Swadlincote, Derbyshire, DE11 7NS

John 
German






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£725,000

A large, well-maintained garden with a green lawn, numerous trees, and a wooden bench. The garden is lush with various types of trees, including tall evergreens and deciduous trees with dense foliage. A wooden bench is positioned on the right side of the lawn. The sky is clear and blue.

DEVELOPMENT OPPORTUNITY - A charming individual character home set on an amazing secluded and mature garden plot of just over one acre, being beautifully landscaped with numerous interesting specimen and mature trees, offering huge potential to develop further (subject to necessary planning permission).

Hamilton House has only been sold once in its entire history, and has been a much loved family home for the past 40+ years, but now awaits a new owner to enjoy with further potential to extend or develop in the grounds (STPP).

To the front there is a deep wide recessed porch and glazed entrance door leading into the attractive reception hall, which has lovely original parquet flooring, together with stairs off having wrought iron feature work and a fitted cloaks cupboard beneath.

Off the hallway is a cloakroom WC, whilst to the right is a sitting room, study or indeed bedroom four. This has a feature brickwork chimney breast with hearth and copper canopy, dual aspect windows flooding the room with natural light.

On the opposite side of the hall is a very spacious and attractive lounge which is very nicely proportioned, having triple aspect and large picture windows overlooking the grounds. There is a brick open fireplace with tiled hearth and glazed double doors give access into a glazed conservatory, which has tiled floors and in turn French doors leading out onto a terrace.

To the rear of the property is a dining room, again with original attractive parquet flooring and a large picture window, with wide opening into the attractive breakfast kitchen, which has a quarry tiled floor and an extensive range of base and wall cupboards surmounted by granite worktops, including a large breakfast table. There is a Neff ceramic hob with granite splashbacks and extractor hood over, further Neff electric fan oven and microwave, together with integrated dishwasher, inset 1.5 bowl stainless steel sink with mixer tap and granite upstands, counter top lighting, windows overlooking the wonderful garden and a walk-in pantry with tiled floor and shelves.

Off the kitchen is a rear hallway with door leading out to the side, together with a boiler room or office with worktop, gas fired boiler and shelves.

To the rear of this there is a laundry room having base cupboards with worktops, stainless steel sink, tiled splashbacks, appliance space with plumbing space for a washing machine and space for a large fridge freezer.

To the first floor there is a light landing with wrought iron balustrade, loft access and airing cupboard.

The master bedroom is a very attractive light room with dual aspect picture windows overlooking the garden and grounds, together with extensive fitted furniture including wardrobes and chest of drawers and a vanity unit having inset wash hand basin with illuminated mirror over and a shower enclosure to the corner with glazed screen. There is a large walk-in eaves storage wardrobe which has further potential to create an ensuite facility if desired.

Bedroom two is also an attractive double with walk-in wardrobes and further access to excellent eaves storage space with interior light, plus a double glazed door leads out onto a fabulous balcony affording wonderful views over the garden and grounds.

Bedroom three to the front also has a built-in wardrobe. These are served by a stylish contemporary bathroom which has a bath in tiled surrounds with thermostatic shower over and folding screen, together with vanity wash hand basin with storage, WC, bidet, tiled walls and floor and heated towel rail.

Many rooms have original cast iron feature radiators.

The property is accessed from Hamilton Drive via a shared private driveway with gate giving access to a spacious parking area and block paved parking/manoeuvring space leading to a detached brick garage and adjacent car port with power and light. There is an area of garden to the right-hand side of the driveway with useful log store and timber potting shed. There is a further garden shed to the rear of the garage. The garden and grounds in all extend to just over one acre, and provide an amazing backdrop with lawns, secret places, pathways, all populated by a rich variety of trees including poplars, pines and silver birch, together with abundance of rhododendrons and flowering borders. In the spring, the woodland areas of the garden are full of spectacular snowdrops, daffodils, bluebells, forget-me-nots, wood anemones and crocuses, and the balcony to bedroom 2 is covered in flowering clematis.

Swadlincote Woodlands are to the side of the property, with a fishing lake to one side and the Woodlands to the other. Swadlincote Woodlands is a nature reserve which has extensive pathways, wildlife ponds and lovely walking trails and seating among nature and is part of the National Forest. Both Swadlincote Woodlands and the fishing lake can be accessed directly from a private gate in the garden of Hamilton House.

To the front, sides and back of the house there are spacious patio areas flanked by lawns, along with a summer house nestled to one corner. There are numerous places to sit and enjoy the tranquillity of the setting, and pathways that meander through the trees opening out to different vistas offering a delight as the seasons change.

This is a truly special setting, and adjacent to the Hamilton Lake which can be seen through the trees from the gardens and many windows of the house.

It should be noted that it is believed that there is potential for a building plot to be applied at the front of the property subject to necessary planning permission, which wouldn't in our view detract from the setting, and may provide an opportunity for the future. South Derbyshire District planning say that a detailed proposal could be supported subject to a formal detailed planning application. We have a note of this on our files.

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: Standard

Parking: Driveway, garage and carport

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - 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: South Derbyshire District Council / Tax Band E

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

Our Ref: JGA20082024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

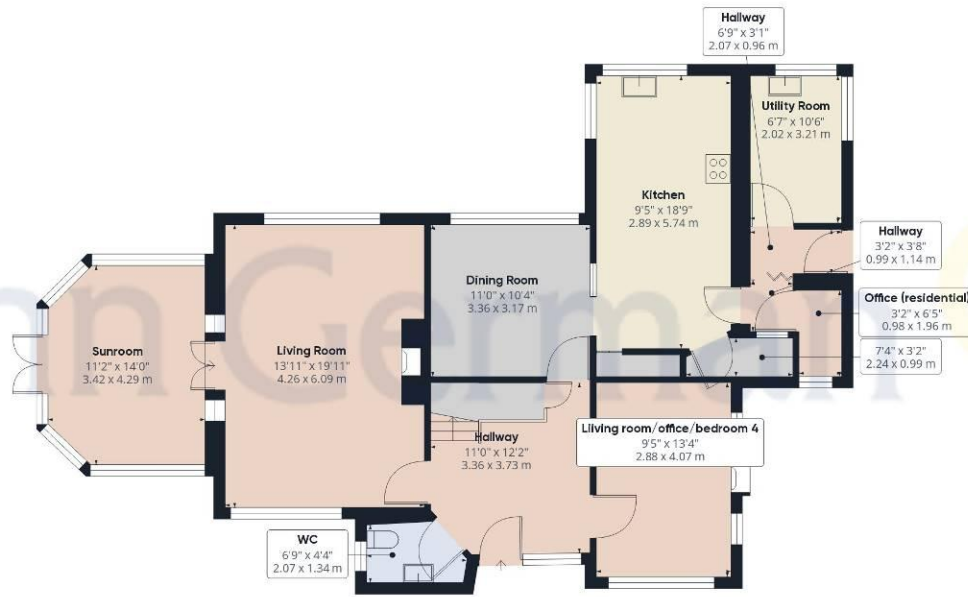












Ground Floor



Floor 1

Approximate total area

1863.56 ft²

173.13 m²

Reduced headroom

8.72 ft²

0.81 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Referral Fees

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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