

Acresford Road

Overseal, Swadlincote, DE12 6HX

John German





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£650,000

Cedar Cottage is a beautifully updated, versatile family home tucked away in a private, peaceful location. Set on approximately 0.27 acres, this stunning property offers spacious 2400 sq ft of multigenerational living, a detached triple garage, and luxurious interiors throughout, including three refitted bathrooms and a striking open-plan kitchen, dining and living area. With generous gardens and ample parking, it combines modern comfort with timeless charm, presenting a rare opportunity for discerning buyers.

John & Son

Cedar Cottage is discreetly tucked away along a private shared drive, hidden away from the road. Set on a generous plot of approximately 0.27 acres, it enjoys an expansive block-paved frontage providing ample parking for numerous vehicles of any type. A detached triple garage features an approximately 2.5m-high, double-width electric roller door and a convenient WC, offering excellent potential for conversion to an annexe (subject to planning permission). The home has undergone an extensive programme of updates since the current owners moved in-most notably, the refitting of three luxurious bathrooms. It now provides versatile, multigenerational living space in a beautifully discrete setting.

Your visit begins in a spacious reception hallway, a warm and inviting entrance to the home, with a turning balustraded staircase rising to the first floor. Your eye is immediately drawn forward into the open-plan living, kitchen, and dining area, where an internal window offers a teasing glimpse of what's to come. But first, to your right, lies the living room, a dual-aspect space centred around a charming log burner-the perfect focal point for cosy evenings.

Where family life comes together is undoubtedly the large L-shaped open plan living, dining, and kitchen area-three distinct spaces that flow effortlessly together to create one expansive, family-centric living zone. Dual-aspect windows flood the room with natural light, enhancing the sense of openness and connection. At its centre stands the striking contemporary high-gloss kitchen, beautifully finished with complimentary white granite countertops and integrated appliances. Every cook will appreciate the large walk-in shelved pantry, providing ample storage and organisation space, while a practical utility room-conveniently located just off the kitchen-offers direct access to the rear garden.

Continuing on the ground floor, you'll find two generously proportioned bedrooms, offering flexibility for family, guests, or multigenerational living. The principal bedroom enjoys the benefit of a beautifully refitted luxury shower room, featuring a contemporary floating vanity unit with deep storage drawers and an inset wash hand basin. Additional fittings include a WC, a ladder-style towel radiator, and a walk-in wet room-style shower area with tiled flooring, panelled walls, and a large rainfall shower with a sleek glass screen-creating a spa-like experience within your own home.

Serving the two bedrooms is a stunning refitted bathroom, designed with style and comfort in mind. It features a floating vanity unit with an inset basin and sleek mixer tap, a contemporary wall-hung WC, and an oversized walk-in shower with a feature multi-jet shower system.

The first-floor landing is truly impressive-a room in itself, with a front-facing window that fills the space with natural light. It's a wonderfully versatile area, ideal as a study, play space, or even an occasional overflow bedroom for visiting family. Both bedrooms on this floor are exceptionally spacious-superb, almost self-contained suites that would be perfect for guests, older children, or teenagers. Each room comfortably accommodates the largest of beds, with ample space remaining for a sitting area, dressing space, and wardrobe zone, making them truly flexible and luxurious retreats.

We save the best for last-the stunning, luxuriously refitted main bathroom. Beautifully appointed with a clever mix of materials and textures, this space exudes sophistication and calm. At its centre stands a contemporary slipper-style freestanding bath, creating a striking focal point, while opposite sits a large floating vanity unit with quartz countertop, deep drawers, and a stylish countertop wash basin-a true statement feature. Completing the room is a floating WC and an oversized walk-in shower with glazed screen, rainfall shower head, and a feature panelled wall, combining to deliver a luxury high end finish.

Externally, the block-paved driveway provides excellent parking and turning space, complemented by the detached garage with superb vehicle access. To the rear, generous, well-maintained lawns offer the perfect space for family life, outdoor entertaining, or quiet relaxation, completing the home's wonderful setting.

In summary, Cedar Cottage is a beautifully updated and exceptionally versatile home, combining stylish, high-quality interiors with spacious, family-friendly living. Tucked away in a private, peaceful village location yet within easy reach of amenities, it perfectly balances modern luxury with practicality. With its generous plot, detached double garage, and potential for annexe conversion (subject to planning permission), this is a rare opportunity to acquire a truly special property that effortlessly blends elegance, charm, and functionality.

Agents notes: The property is situated on a shared private drive which is owned by the farmer, Cedar Cottage and the neighbouring property, and all have right of way.

A public footpath runs along the farm track entrance.

The property is situated in an ex-mining area.

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: Drive & triple garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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 F

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

www.southderbyshire.gov.uk

<https://www.gov.uk/check-if-property-is-affected-by-coal-mining>

Our Ref: JGA/06112025

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

2405 ft²

223.2 m²

Reduced headroom

128 ft²

11.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

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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.

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 | | |
| 69-80 | C | 74 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



