

# Swainswood Park Lodges

Park Road, Overseal, Swadlincote, DE12 6JX



Peaceful, secure gated development in the heart of the National Forest, this well-maintained two-bedroom holiday park home offers light-filled, stylish accommodation in a truly tranquil setting. Backing onto woodland with a gently flowing brook, the property enjoys no chain, decked seating areas, and access to scenic walking and cycling routes.

£117,750

John German

Nestled within a peaceful and private gated community, this well-maintained two-bedroom 'holiday' park home offers stylish and practical accommodation, beautifully positioned backing onto tranquil woodland with a gentle babbling brook running alongside.

Set in the very heart of the National Forest, the development enjoys direct access to scenic walks and cycle routes straight from your doorstep, making it ideal for nature lovers and outdoor enthusiasts. The home provides a perfect base allowing occupation for up to 11 months of the year, offering the freedom to enjoy extended stays while retaining the flexibility to spend the winter months in sunnier climes. An idyllic retreat combining comfort, privacy, and a truly peaceful setting.

Accommodation

A look inside reveals a spacious bay-windowed living room, with windows on all sides flooding the space with natural light. French double doors open directly onto a delightful balustraded decked seating area, perfect for indoor-outdoor living.

The open-plan breakfast kitchen incorporates a designated breakfast area and features a picture window to the side. The kitchen is well appointed with base and wall-mounted units arranged along three sides, and includes integrated dishwasher and washing machine, with space provided for an oven and hob if required.

The lodge offers two well-proportioned bedrooms, both benefiting from fitted wardrobes. The master bedroom enjoys the added luxury of an en-suite shower room, complete with enclosed shower, WC and pedestal wash hand basin. The main family bathroom is finished with a modern white suite comprising a bath, vanity wash hand basin and WC.

Outside

The property lies beyond a secure gated entrance, with a driveway providing convenient parking to the side. A raised decked terrace creates a charming seating area, ideal for relaxation and outdoor dining. Lawned gardens extend to one side and wrap around to the rear, where the home enjoys a delightful woodland backdrop with a gentle brook running by, offering a peaceful and private outdoor setting.

**Agents notes:** The property is situated within an ex-mining area. The seller is a relative of a John German employee.

**Tenure:** Leasehold - The lodge is for holiday use only. Lease agreement commenced 15.10.2007 & ends on 15.10.2032. Pitch fee for 2026 £5,099.80 (includes ground maintenance) (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:** TBC

**Parking:** Allocated parking space

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** LPG (communal tank) (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 TBC

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [Luxury lodges For Sale in Derbyshire](#) | [Swainswood Luxury Lodges & Spa](#)

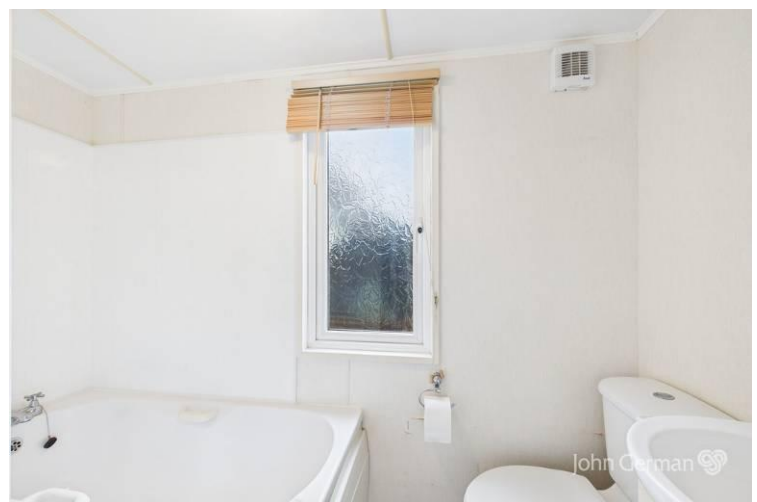
**Our Ref:** JGA/23122025

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## Agents' Notes

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**John German**

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

**01530 412824**

[ashbysales@johngerman.co.uk](mailto:ashbysales@johngerman.co.uk)

**Ashbourne | Ashby de la Zouch | Barton under Needwood  
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