



**Connells**

Bramble Grange Moira Road  
Overseal Swadlincote

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Overseal Swadlincote DE12 6JB

for sale  
£635,000



### Property Description

Introducing an exceptional five-bedroom detached residence in the highly sought-after village of Overseal - a truly deluxe family home offering expansive, versatile accommodation, exquisite presentation, and stunning private grounds. This outstanding property immediately conveys quality and prestige. The beautifully landscaped gardens wrap around the home, offering a perfect blend of manicured lawns, mature planting, and inviting outdoor entertaining spaces - ideal for both relaxed family living and sophisticated gatherings. We also have a plentiful driveway and garage to take advantage of. Inside, the property continues to impress. The heart of the home is a superbly appointed kitchen, thoughtfully designed with premium fittings, generous workspace, and ample storage - perfectly complemented by a separate utility room for added practicality. The spacious reception areas include a magnificent games room, creating a wonderful space for leisure and entertaining. The accommodation is both extensive and flexible, comprising five well-proportioned bedrooms, including a luxurious principal suite, and three stylish bathrooms finished to an exceptional standard. Each room has been carefully considered to provide comfort, light, and elegant presentation throughout. A particular highlight is the self-contained annex, offering fantastic versatility - ideal for multi-generational living, guest accommodation, or even home office potential.



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BOOK YOUR SLOT\*\***

### Entrance Hallway

### Living Room

15' x 15' ( 4.57m x 4.57m )

### Dining Room

15' x 15' ( 4.57m x 4.57m )

### Lobby/Boot Room

### Kitchen

16' 4" x 10' 2" ( 4.98m x 3.10m )

### Utility Room

### Jacuzzi Bathroom

### Study

9' 1" x 6' 4" ( 2.77m x 1.93m )

### Games Room

15' x 16' 2" ( 4.57m x 4.93m )

### Conservatory

### Ground Floor Annex:

### Living Room

13' 3" x 9' 7" ( 4.04m x 2.92m )

### Kitchen

13' 3" x 5' 4" ( 4.04m x 1.63m )

### Bedroom

12' 2" x 7' 4" ( 3.71m x 2.24m )

### Bedroom

11' x 9' 6" ( 3.35m x 2.90m )

### Bathroom

### First Floor Accommodation

### Bedroom Plus En-Suite

13' 7" x 13' 6" ( 4.14m x 4.11m )

### Bedroom

12' 10" x 8' 8" ( 3.91m x 2.64m )

### Bedroom

10' 2" x 9' 4" ( 3.10m x 2.84m )

### Family Bathroom

### Integral Garage

### Driveway

### Beautiful Garden Areas

The outside of the property to the front elevation features a walled frontage with canopy porch over the front entrance door. The rear elevation is accessed via a private driveway which leads to the driveway providing ample parking facility. The main gardens has multiple paved seating areas / courtyard areas, lawn area with mature borders. A further patio area with bricked walls is position to the side of the property which currently has a Hot Tub in situ. To the back of the Annex is a landscaped patio area with detached summer house having a steam room incorporated as well as an outside hot tub.

The rear garden also incorporates a detached summer house housing a gym & steam room.

### Luxury Home

This remarkable home combines executive living with village charm, positioned within easy reach of local amenities, schooling, and transport links while enjoying the tranquillity of its desirable setting.

A rare opportunity to acquire a statement home of distinction - early viewing is highly recommended.

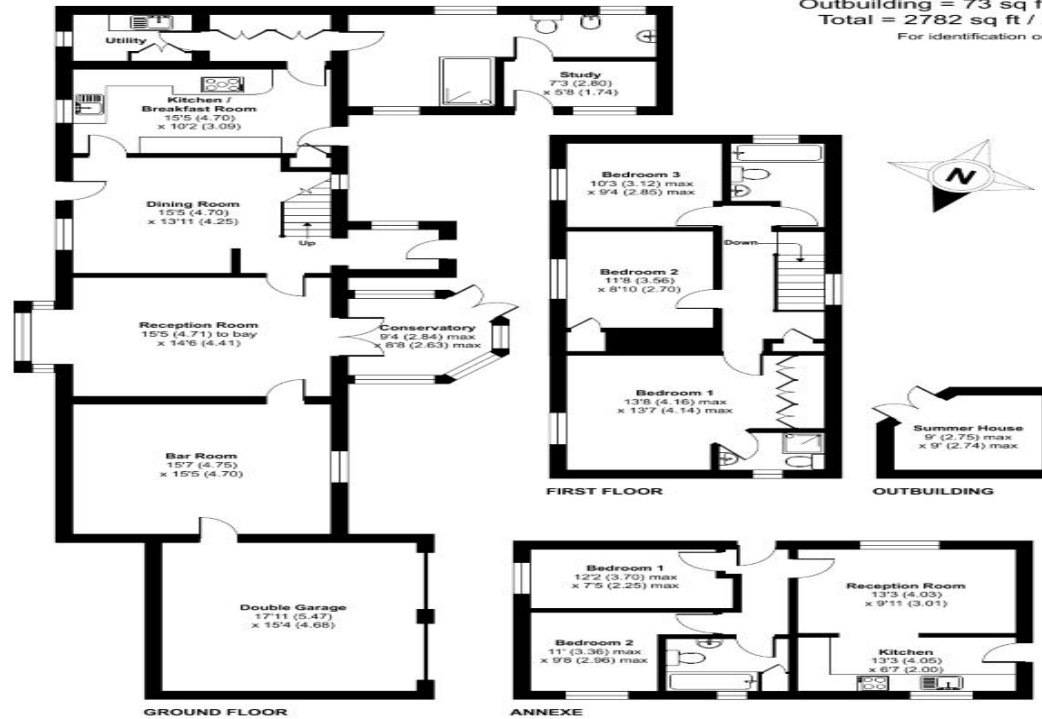






# Moira Road, Overseal, Swadlincote, DE12

Approximate Area = 1933 sq ft / 179.5 sq m  
 Garage = 276 sq ft / 25.6 sq m  
 Annexe = 500 sq ft / 46.4 sq m  
 Outbuilding = 73 sq ft / 6.7 sq m  
 Total = 2782 sq ft / 258.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncbecom 2025. Produced for Fyff Homes Limited. REF: 1403402

To view this property please contact Connells on

**T 01543 262 376**  
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11 & 13 Bore Street  
 LICHFIELD WS13 6LZ

EPC Rating: E Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/LFD312070](http://connells.co.uk/Property/LFD312070)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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