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The Old Post Office, Alfreton Road  
Coxbench, Derbyshire  
£575,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



ECCLESBOURNE SCHOOL CATCHMENT AREA - The Old Post Office is a beautiful three double-bedroom cottage, full of charm and character. This sympathetically improved home has been upgraded and restored to an impressive specification, offering a unique blend of heritage features and refined living. It is set in a delightful location in Coxbench, on the edge of the sought-after village of Little Eaton.

The property has been comprehensively and thoughtfully upgraded throughout, retaining much of its original character, including exposed beams and period fireplaces, while being enhanced by stylish flush casement double-glazed windows. In brief, the accommodation comprises an entrance porch, a spacious extended sitting room with a feature fireplace and log burner, a separate dining room, and a well-appointed kitchen with access to the rear garden, along with a utility room and wc. Upstairs, the first-floor landing leads to three double bedrooms and a beautiful period-style four-piece bathroom featuring a roll-top bath.

Outside, the property offers a generous driveway providing ample parking. It also benefits from two attractive garden areas. The south-facing front garden features a generous paved seating area and lawn, enjoying impressive countryside views. To the rear, there is a stunning, professionally landscaped contemporary garden with a granite-paved patio, offering an excellent degree of privacy.





## The Detail

The Old Post Office, Coxbench, Derby, is a beautifully presented and characterful home that seamlessly blends period charm with thoughtful modern upgrades.

The property has upgraded by high-quality Residence 7 flush casement double glazed windows and the property also has underfloor heating and electric central heating.

A solid wood panelled door opens into a charming stone-built porch then leading into the impressive main sitting room is both spacious and inviting, featuring a flagstone floor with underfloor heating, exposed beams, and an inglenook fireplace housing a log burner – perfect for cosy evenings. Natural light pours in through multiple windows, all enhanced by plantation shutters.

The dining room continues the character theme with its own feature fireplace and beamed ceiling, while the well-appointed kitchen is fitted with painted wood units, solid oak worktops, and integrated appliances including a Smeg oven and induction hob. A useful utility/WC completes the ground floor.

Upstairs, three bedrooms offer versatile living, including a charming principal bedroom with a semi-vaulted ceiling and feature fireplace, alongside a stylish third bedroom currently used as a study with fitted furniture. The period-style bathroom is particularly striking, boasting a roll-top bath, traditional fittings, and a separate shower.

The property is equally impressive externally, featuring a generous driveway that provides ample off-road parking. It is complemented by two beautifully designed garden areas. To the front, a south-facing garden boasts a spacious paved seating area and well-maintained lawn, perfectly positioned to take in far-reaching countryside views.

To the rear, a striking, professionally landscaped contemporary garden showcases a sleek granite-paved patio, offering a high level of privacy and an ideal setting for outdoor entertaining or relaxation. The space is further enhanced by raised-level Mediterranean-style planting beds, adding texture and colour, alongside contemporary black horizontal slat fencing that creates a stylish, modern backdrop.







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## The Location

Coxbench is a highly sought-after Derbyshire hamlet,

Ideally positioned, the property lies approximately three-quarters of a mile from Holbrook, one mile from Little Eaton and just three miles from Duffield—each offering a wide range of everyday amenities, independent shops and leisure facilities.

The surrounding villages provide excellent recreational opportunities, including bowling, squash and tennis, together with the renowned Chevin Golf Course in Duffield. Further prestigious golf courses and country clubs can be found nearby at Horsley, Morley and Breadsall, making this an ideal location for those seeking an active lifestyle.

The area is particularly well regarded for its schooling, with Little Eaton Village Primary School and Holbrook Village Primary School both within easy reach. The property also falls within the highly desirable Ecclesbourne School catchment area, with a convenient school bus stop located close by.

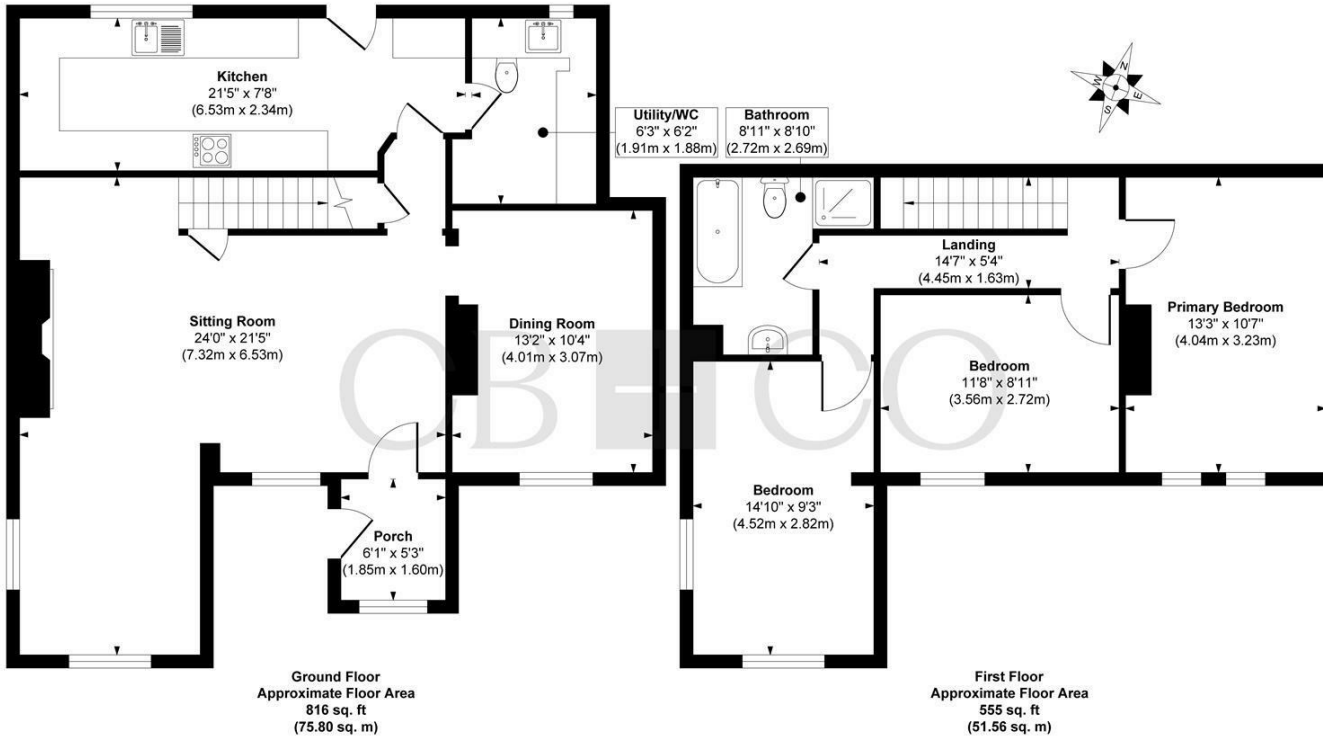
Derby city centre is approximately five miles to the south, offering a comprehensive range of shopping, dining and cultural amenities. There is also excellent transport connectivity, with swift access to the A38 providing links to the M1 motorway and beyond.







**The Old Post Office, Alfreton Road, Coxbench, Derbyshire**



**Approx. Gross Internal Floor Area 1371 sq. ft / 127.36 sq. m**

Illustration for identification purposes only. measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Beautiful Stone Built Cottage of Immense Style & Character
- Delightful Position - Superb Countryside Views & Delightful South Facing Front Garden
- Stylish Presentation & Many Period Features
- High Quality Flush Casement Residence 7 Double Glazed Windows & Underfloor Heating
- Porch, Spacious Extended Sitting Room with Log Burner & Dining Room
- Well Appointed Kitchen & Separate Utility Room/WC
- Three Double Bedrooms & Period Style Four Piece Bathroom
- Full Width Driveway & Stunning Professionally Landscaped Rear Garden
- Ecclesbourne School Catchment Area
- Located within Easy Access of Belper, Little Eaton & Duffield

*Size*

Approx 1371.00 sq ft

*Energy Performance Certificate (EPC)*

*Rating*

*Council Tax Band*

# CURRAN BIRDS + CO

*Let's Talk*

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