



HIGHFIELD END  
ASHBY FOLVILLE

JAMES  
SELICKS







## “... UNIQUE TWO/THREE BEDROOM DORMER BUNGALOW ...”

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**A unique two/three-bedroom dormer bungalow with a one-bedroom self-contained annex, privately positioned on a well-established plot with a double garage and open views to the rear in the peaceful village of Ashby Folville.**

Dining Kitchen • One/Two Reception Rooms • Downstairs Cloakroom • Two/Three Bedrooms • Two Shower Rooms, One Ensuite • One-Bedroom Self-Contained Annex • Private Driveway, Double Garage • Well-Established Rear Garden • Countryside Views • EPC - C

### Ground Floor

Enter the property into a light-filled entrance hall that provides access to the ground floor accommodation. At the front of the property are two principal reception rooms. The hallway flows to the right, leading into a generously proportioned living room with a Norwegian stylish log burner which flows seamlessly back into the entrance hall.

Opposite the living room is a second reception room, currently used as an office. This versatile space could easily serve as additional living accommodation or a ground floor bedroom, especially convenient given the adjacent shower room. Next to the shower room is a useful utility area and an external door opening out to the rear of the property.

To the rear, a third bedroom overlooks the garden and is currently used as a snug/sewing room. Adjacent to this is the dining kitchen, fitted with a range of modern units, a variety of integrated appliances, and space for an American-style fridge freezer. A central island with a breakfast bar provides both function and style. The kitchen opens into a bright and airy dining/living area, with glazing on three sides that floods the space with natural light. Bi-folding doors lead directly out to the patio and rear garden, creating a perfect indoor-outdoor connection. A downstairs cloakroom completes the ground floor.





## First Floor

Upstairs, the staircase rises to a spacious first-floor landing, currently used as an artist studio. The primary bedroom benefits from ample built-in storage and an en-suite shower room. A further single bedroom, currently used as a guest bedroom with built-in wardrobes, sits opposite.

## Outside

The property occupies a generous plot accessed via a shared private road leading to a gated, block-paved driveway offering ample off-road parking and access to a double garage. There is also pedestrian access to both sides of the property.

The rear garden is well-established, featuring a patio area, ornamental pond, mature planting, and a lawn interspersed with specimen trees. A post and rail fence and a gate marks the rear boundary, offering uninterrupted views of the open countryside beyond.

## Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating. There are solar panels installed on both the main house and the annex with battery backup.

Melton Borough Council – Tax Band F

## Tenure

Freehold

“... UNINTERRUPTED VIEWS OF THE  
OPEN COUNTRYSIDE ...”

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### One-Bedroom Self-Contained Annex

Set within the garden is a self-contained, one-bedroom annex—an attractive Swedish wood cabin offering a fully fitted kitchen, reception room, double bedroom, and en-suite shower room. It is connected to mains electricity and drainage and features electric heating

### Location

Ashby Folville is a particularly attractive leafy village nestling in a shallow valley surrounded by Parkland. The village is particularly well known for its picturesque cricket ground and offers a popular local pub. More extensive local facilities are available at near-by Gaddesby, Syston and Queniborough and the village is particularly well placed for fast access to Leicester, Loughborough, Oakham, and Melton Mowbray.







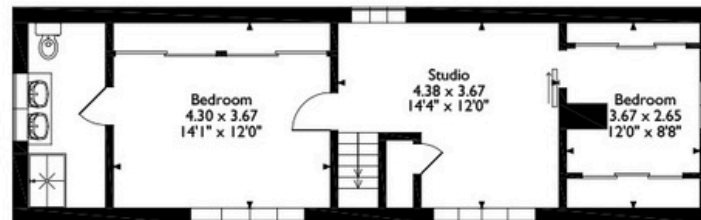
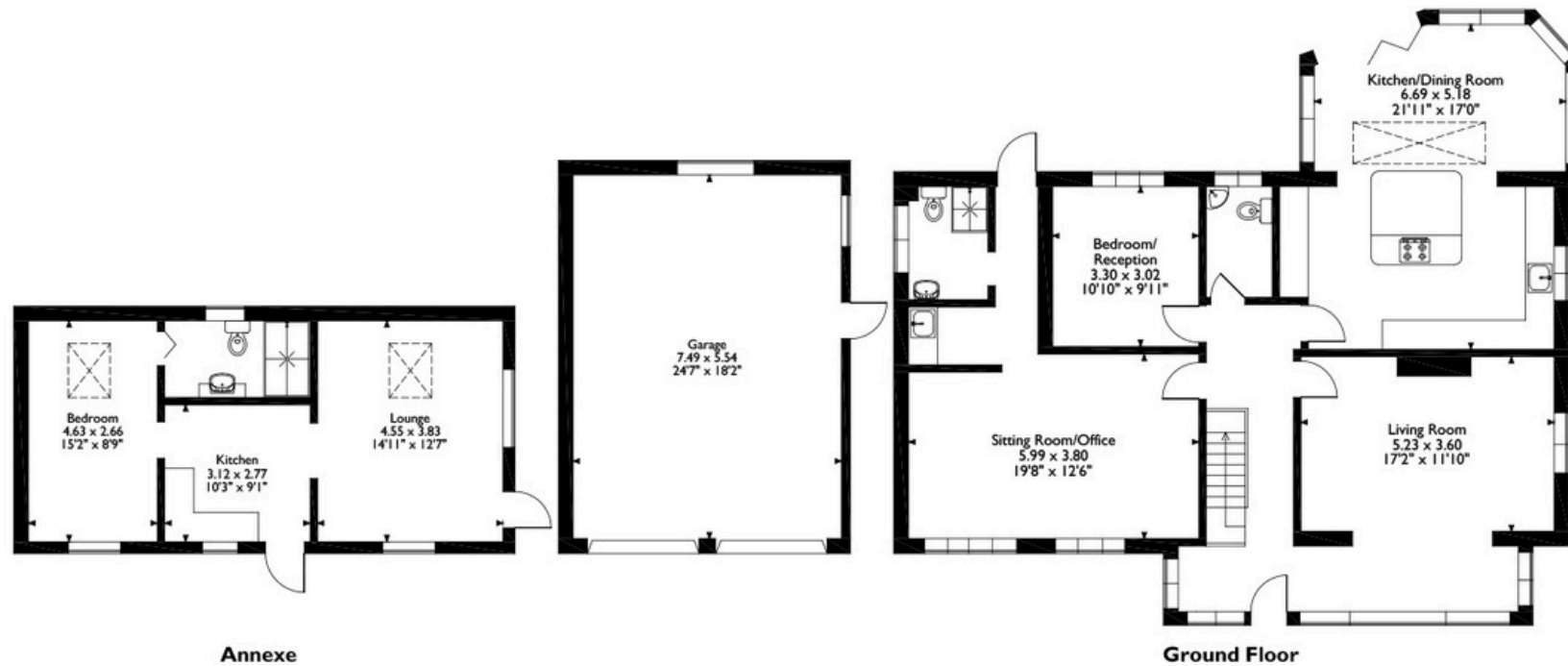


**14 Highfield End, Ashby Folville, Melton Mowbray LE14 2TP**

House Total Approx. Gross Internal Floor Area incl. Garage = **1851 ft<sup>2</sup> / 172 m<sup>2</sup>**

Annex Total Approx. Gross Internal Floor Area = **484 ft<sup>2</sup> / 45 m<sup>2</sup>**

Measurements are approximate, not to scale, for illustrative purposes only.



**First Floor**





**JAMES SELICKS**

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

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#### Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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