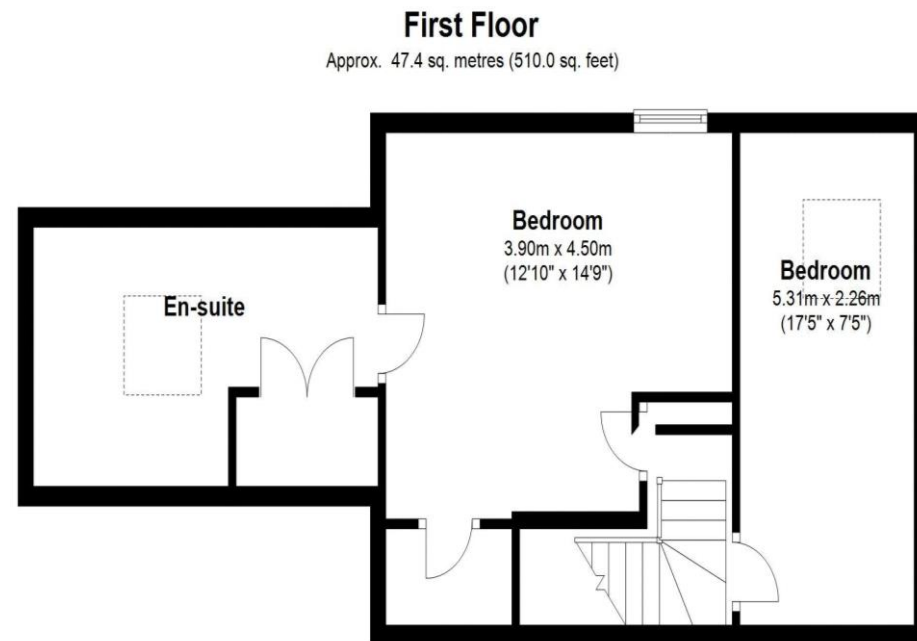
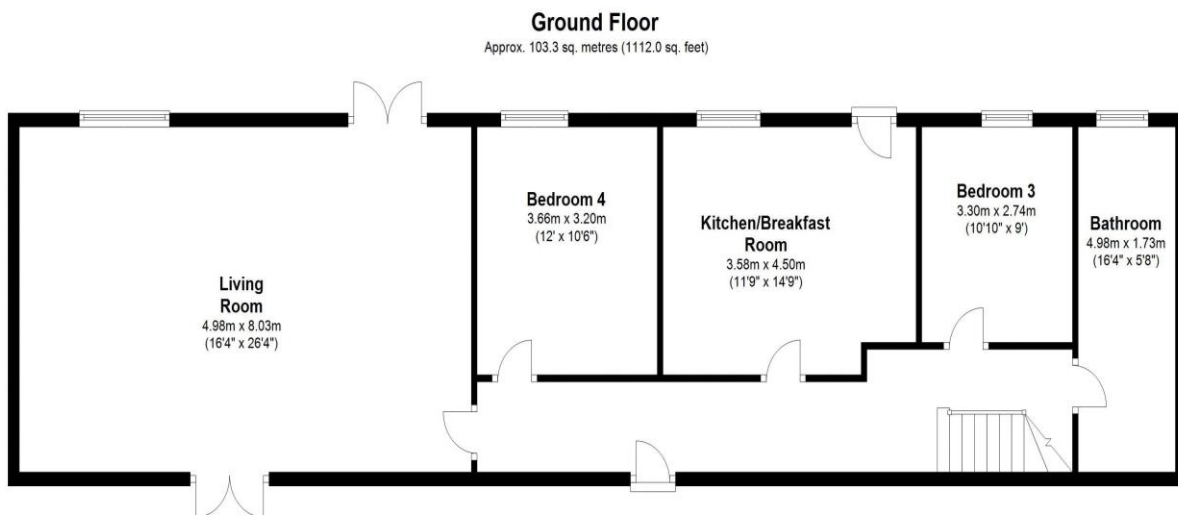




Marston Common
Marston Montgomery, Ashbourne, DE6 2EJ

£475,000

Located down a secluded private driveway, a stunning barn conversion situated within this sought after rural location convenient for access to Ashbourne and the A50. Having electric heating, double glazing and character features. The internal accommodation comprises in brief entrance hall, spacious lounge/diner, kitchen, two ground floor bedrooms, ground floor bathroom, two first floor bedrooms one with en-suite. Outside there is a detached double garage and log store, ample parking and generously proportioned rear garden with extensive patio.



Total area: approx. 150.7 sq. metres (1622.1 sq. feet)

Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

Hallway

With Travertine tiled floor, under stairs storage cupboard, doors off to the main rooms and stairs off to the first floor landing.

Sitting Room

26' 4" x 16' 4" (8.02m x 4.97m)

With a feature fireplace and tiled hearth, open fire and wooden laminate flooring.

Family Room/Bedroom Four

12' 0" x 10' 6" (3.65m x 3.20m)

With solid American Cherry flooring.

Farmhouse Kitchen

14' 9" x 11' 9" (4.49m x 3.58m)

Fitted farmhouse style kitchen with a range of base and wall mounted units with wooden work tops. Belfast sink, fitted range cooker, plumbing for automatic washing machine, space for fridge/freezer, space for tumble dryer, integrated dishwasher and tiled floor.

Bedroom Three

10' 10" x 9' 0" (3.30m x 2.74m)

With fitted wardrobe and dresser.

Ground Floor Bathroom

White suite including a bath and double width shower cubicle with electric shower over.

On the First Floor

Doors lead off to:

Master bedroom

14' 9" x 12' 10" (4.49m x 3.91m)

With exposed wooden floor boards, walk-in wardrobe and door into:

Fitted En-Suite

With a white suite comprising bath with shower attachment. Airing cupboard.

Bedroom Two

17' 5" x 7' 5" (5.30m x 2.26m)

Accessed via the landing and up three steps a bright room with Velux window and views over the garden.

Outside

Gated access with large, gravelled driveway providing ample off road parking. Large paved frontage area and double garage with potential to convert (subject to planning permission) with useful adjoining store which has an outside tap and also two outside taps to the rear of the property. Side tradesman's entrance to the large, impressive rear garden, mainly laid to lawn, paved patio, raised display borders and vegetable plot and greenhouse. The front and rear gardens total approximately 0.75 acres. There are also impressive views over rural countryside and beyond to the Weaver Hills. There is a mower shed in the garden which is well screened with mature shrubs and a ride on mower is included in the sale.

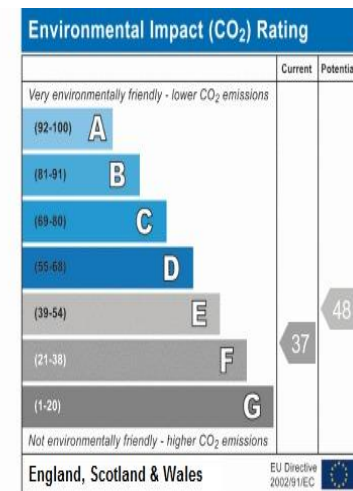
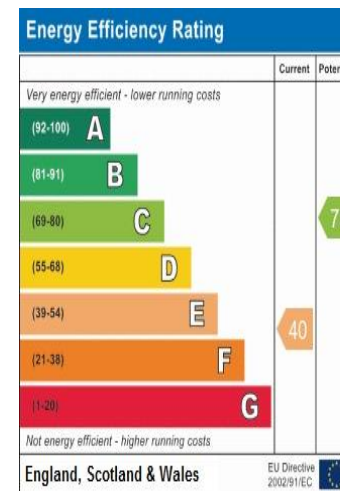












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Ashbourne 01335 300600

Burton 01283 845888

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