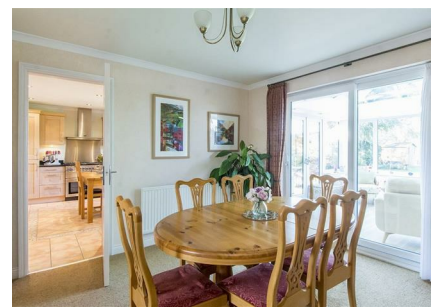


## Birchfield House Gilmorton Road, Ashby Magna, LE17



### Offers In The Region Of £549,950

Birchfield House is a substantial four bedroom residence situated on the edge of the sought after Leicestershire village of Ashby Magna offering the very best of family living accommodation set over two floors. This home is presented to a very high standard throughout and has the benefit of having a beautiful orangery style conservatory overlooking the extensive and mature gardens with far reaching rural views. On the ground floor there is an entrance hall, cloakroom, bay-fronted lounge, dining room that opens into the Orangery style conservatory and a breakfast kitchen & utility room. On the first floor you will find the master bedroom has a dressing room and an ensuite shower room, there are three further double bedrooms and a family bathroom. Outside there is ample off road parking and a single garage. OFFERED WITH NO UPWARD CHAIN, viewing is highly recommended.

*Service without compromise*

Hallway 17'6" x 5'8" (5.33m x 1.73m)



Step into this warm and welcoming hall which has an attractive composite door, Amtico flooring and the solid oak staircase rises to the first floor accommodation.

Cloakroom 5'03" x 2'03" (1.60m x 0.69m)



Fitted with a low flush WC, hand wash basin, extractor fan and Amtico flooring.

Lounge 20'6" x 11'6" (6.25m x 3.51m)



The spacious bay-fronted lounge has coving to the ceiling and a decorative fireplace housing a living flame gas fire.

Dining Room 11'8" x 11'6" (3.56m x 3.51m)



A perfect room to entertain friends and family which is ideally located just off the breakfast kitchen and the orangery style conservatory.

**Orangery Style Conservatory 12'9" x 11'10" (3.89m x 3.61m)**



This fabulous orangery style conservatory has large windows which afford wonderful views over the gardens and can be enjoyed all year round. A set of French doors open onto the patio and the Ultra frame roof has subtle blue self-cleaning glass.

**Breakfast Kitchen 11'8" x 14'7" (3.56m x 4.45m)**



Fitted with a wide range of oak cabinets with quartz surfaces, Franke bowl and half undermounted sink, Rangemaster cooker with electric & gas ovens, five burner gas hob and extractor canopy over. The Neff integrated appliances include a dishwasher, fridge and freezer. There is a window that overlooks the garden, ceramic floor tiles and there is ample room for a breakfast table.

**Utility Room 5'5" x 8'5" (1.65m x 2.57m)**



There is a large storage cupboard, stainless steel sink unit, ceramic floor tiles and space for a washing machine and tumble dryer. The condensing Worcester bosh central heating boiler has a thermostat/ programmer Worcester Wave Smart which is internet enabled. A glazed door leads to the outside.

**Landing 20'3" x 5'8" (6.17m x 1.73m )**



This super light and airy galleried landing has a wonderful picture window that enjoys open field views to the front and has a useful linen storage cupboard.

**Master Bedroom 11'4" x 11'8" (3.45m x 3.56m)**



A generous double bedroom with laminate flooring, a window to the front aspect overlooking the garden with far reaching rural views. Archway to the dressing room.

**Dressing Room 5'8" x 11'8" (1.73m x 3.56m)**



This fabulous dressing room is fitted with bespoke fitted wardrobes. A door opens into the en-suite.

**En-suite Shower Room 2'11" x 8'8" (0.89m x 2.64m)**



Fitted with a low flush WC, hand wash basin set onto a vanity unit, shower enclosure with bi-fold doors, ceramic wall tiles, chrome heated towel rail and Aqua-Step flooring.

**Bedroom Two 9' x 14'5" (2.74m x 4.39m)**



A generous double bedroom with a range of bespoke fitted furniture and a window overlooking the garden with far reaching rural views.

## Bedroom Three 8'6" x 11'6" (2.61m x 3.51m)



A double bedroom with a window overlooking the garden with far reaching rural views.

## Bedroom Four 11'7" x 8'5" (3.53m x 2.57m)



A double bedroom with a window to the front aspect having open field views and is currently being used as a study.

## Family Bathroom 8'3" x 8'4" (2.51m x 2.54m)



Fitted with a low flush WC, pedestal hand wash basin, bath with central mixer taps, corner shower cubicle, chrome heated towel rail and Aqua-Step flooring.

## Garage 17'3" x 7'11" (5.26m x 2.41m)

The single garage has a personal door to the side, up and over door to the front and power & light.

## Gardens



The private garden has a large Indian stone paved patio seating area which is an ideal spot to entertain and to enjoy al-fresco dining. The garden is mainly laid to lawn with well stocked shrub borders and mature trees. Towards the bottom of the garden you will find a garden shed and a greenhouse. The vendors have created a wildlife pond with a seating bench positioned to be able to enjoy the visiting wildlife and the far reaching rural views beyond.



Garden Picture Two



Open Field Views from Garden



Outside & Parking



Lovely views over open countryside from the garden.

Field Views to the Front



There is a graveled drive which provides ample parking and leads to the garage, main entrance of the property and gated side access to the garden.

Open field views to the front of the property.

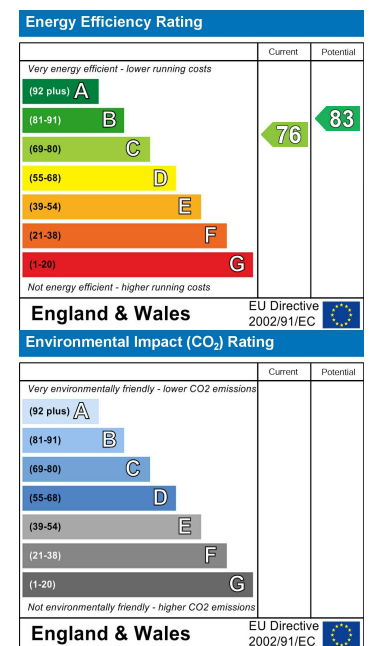
## Floor Plan



## Area Map



## Energy Efficiency Graph



*Service without compromise*