





**EXCEPTIONAL NEW HOME IN STUNNING LOCATION** - A completely renovated and remodelled detached family home located within an exceptional position directly adjoining Moor Green to the front and idyllic views over countryside to the rear. This stylish family home comprises of a galleried entrance hall with walk in closet and a downstairs wc, a living room, play room, study and a snug, along with a large family size kitchen and separate utility room. On the first floor, there are 4 double bedrooms, 2 en-suite shower rooms and a family bathroom. Externally, the property sits in a gated plot of nearly 0.3 of an acre and includes ample parking, along with a detached double car port. The high quality finish includes underfloor heating throughout, high end bathrooms and kitchen which includes all of the latest features. Viewing is imperative to fully appreciate the unique location and quality of the property. Available now, unfurnished.









# ASH TREE LODGE, ARDELEY

Total Approximate Internal Area: 230m sq/ 2483 sq ft (exc Cart Lodge)



EXCLUDED AREA: CART LODGE 361 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.