







Situated on an estimated 0.25-acre plot, this outstanding property occupies a premier position in Ashbourne, boasting panoramic, far-reaching views over the town centre and surrounding landscape—truly one of the area's most desirable residences.

Available with no upward chain and vacant possession.

The interior is both spacious and beautifully maintained, beginning with a welcoming entry porch and a wide hallway showcasing original parquet flooring. The generous lounge diner enjoys an abundance of natural light and stunning rear vistas, complemented by a feature fireplace with stone surround. A well-equipped kitchen includes integrated appliances and granite-effect surfaces, with views to the rear and access to a versatile side entry and workshop area.

The ground floor also includes a stylish shower room, while upstairs you'll find three well-proportioned bedrooms—all of which have extensive built-in storage—and a contemporary family shower room. The principal bedroom enjoys dual-aspect windows capturing both front and rear views.

This is a rare opportunity to acquire a home that combines comfort, space, and an enviable outlook, ideal for those seeking prime Ashbourne living.





## Porch

A welcoming entry porch featuring two large UPVC double glazed windows to the front, flooding the space with natural light. A PVC double glazed door provides access, leading to an internal PVC door that opens into the hallway.

## Hallway

The spacious hallway boasts original parquet flooring, adding a touch of classic elegance. A staircase rises to the first floor landing, while a central heating radiator ensures comfort. Practical features include a doorbell chime, smoke alarm, and telephone point. Internal doors lead to the various ground floor rooms.

## Shower Room

A contemporary shower room with a UPVC double glazed frosted glass window to the front for privacy. The re-fitted three-piece suite includes a low-level WC with continental flush, a wash basin with mixer tap, and a spacious double shower cubicle with PVC wall panelling and two extractor fans.

## Lounge/Diner

This spacious and welcoming lounge diner is flooded with natural light, thanks to three PVC double glazed windows positioned at both the front and rear elevations, creating a bright and airy atmosphere with stunning far reaching views to rear. The heart of the room is a beautifully crafted stone fireplace, hearth and surround incorporating an electric fire and has a rear open fireplace, serving as an elegant focal point that adds warmth and character. An internal door leads to an additional space, enhancing the room's versatility and flow, making it ideal for both relaxation and entertaining.











### Kitchen

The well-appointed kitchen features a UPVC double glazed window to the rear, offering pleasant views. It boasts a range of matching base and eye-level storage cupboards and drawers, complemented by granite effect work surfaces and stylish tiling. Integrated appliances include a one-and-a-half stainless steel sink with mixer tap, a four-ring gas hob with overhead extractor, dishwasher, fridge, freezer, and ovens with grill. The kitchen also houses a Glowworm gas boiler, central heating radiator, thermostat, and carbon monoxide detector for safety and comfort. An internal door leads to the rear entry.

### Rear Entrance

The side entry features a UPVC double glazed frosted rear door, providing secure access. It includes built-in storage cupboards at both eye and base levels, along with a smoke alarm for safety. An internal opening leads to an additional storage area, which benefits from a UPVC double glazed frosted glass window to the rear, a central heating radiator, and eye-level shelving. An internal sliding door connects to the workshop area.

### Workshop Area

The garage has been thoughtfully partitioned to create a versatile workshop area, featuring a UPVC double glazed frosted glass window to the side for natural light. It houses the gas meter and offers ample space for various uses, catering to the needs of the discerning buyer. A further section at the rear, also with a UPVC double glazed window to the side, provides additional storage and workshop facilities.

### First Floor Landing

A bright and welcoming landing featuring a UPVC double glazed window to the front, flooding the space with natural light. Equipped with a smoke alarm, loft access via a hatch, and internal doors leading to all first-floor rooms.

### Bedroom One

A generously proportioned master bedroom boasting dual aspect UPVC double glazed windows to both front and rear, creating a light and airy ambiance. This room is enhanced by two central heating radiators for year-round comfort and an extensive range of built-in wardrobes and cupboards, complete with hanging rails, shelving, and a dressing table.

### Bedroom Two

A well-appointed double bedroom with a UPVC double glazed window to the rear, offering pleasant views. Featuring a central heating radiator and a range of built-in wardrobes with sliding doors and overhead storage, this room combines style and functionality, ideal for family or guests.

### Bedroom Three

A versatile bedroom with a UPVC double glazed window to the rear, central heating radiator, and practical built-in wardrobes with overhead storage, handrails, and shelving. Perfect as a cozy bedroom, home office, or nursery.













## Family Shower Room

A modern and stylish family shower room with a UPVC double glazed frosted window to the front elevation. This well-designed space features a contemporary three-piece shower room suite, including a low-level WC with continental flush, a pedestal wash hand basin with mixer tap, and a spacious double walk-in shower cubicle with PVC wall panelling. Complemented by a towel rail, central heating radiator, and tasteful half-height tiling, the bathroom also includes a convenient airing cupboard housing the immersion tank with shelving for added storage.

## Outside

Situated on the outskirts of the highly desirable town of Ashbourne, this exceptional detached property occupies a prime location, offering breathtaking rear panoramic views over the town and beyond. Renowned for its rare and captivating vistas, this home combines elegant living spaces with beautifully maintained grounds, making it a truly unique opportunity.

The frontage of the property features a spacious driveway with off-road parking for multiple vehicles, complemented by a decorative front garden adorned with a variety of shrubs. A driveway leads to an attached garage, providing ample storage and convenience. A side entry guides you to the rear, where the property's stunning views are fully showcased.

At the rear, an elevated entertaining patio area extends from the property, offering a perfect vantage point to enjoy the meticulously maintained gardens below. Predominantly laid to lawn, the gardens are enhanced by herbaceous borders, decorative plants, and shrubs, creating a serene and picturesque setting. The lower tier of the garden includes a bespoke greenhouse, alongside a variety of sheds and a workshop, ideal for the enthusiastic gardener.

This remarkable home, with its unrivalled location and thoughtfully designed outdoor spaces, is a rare find in Ashbourne.









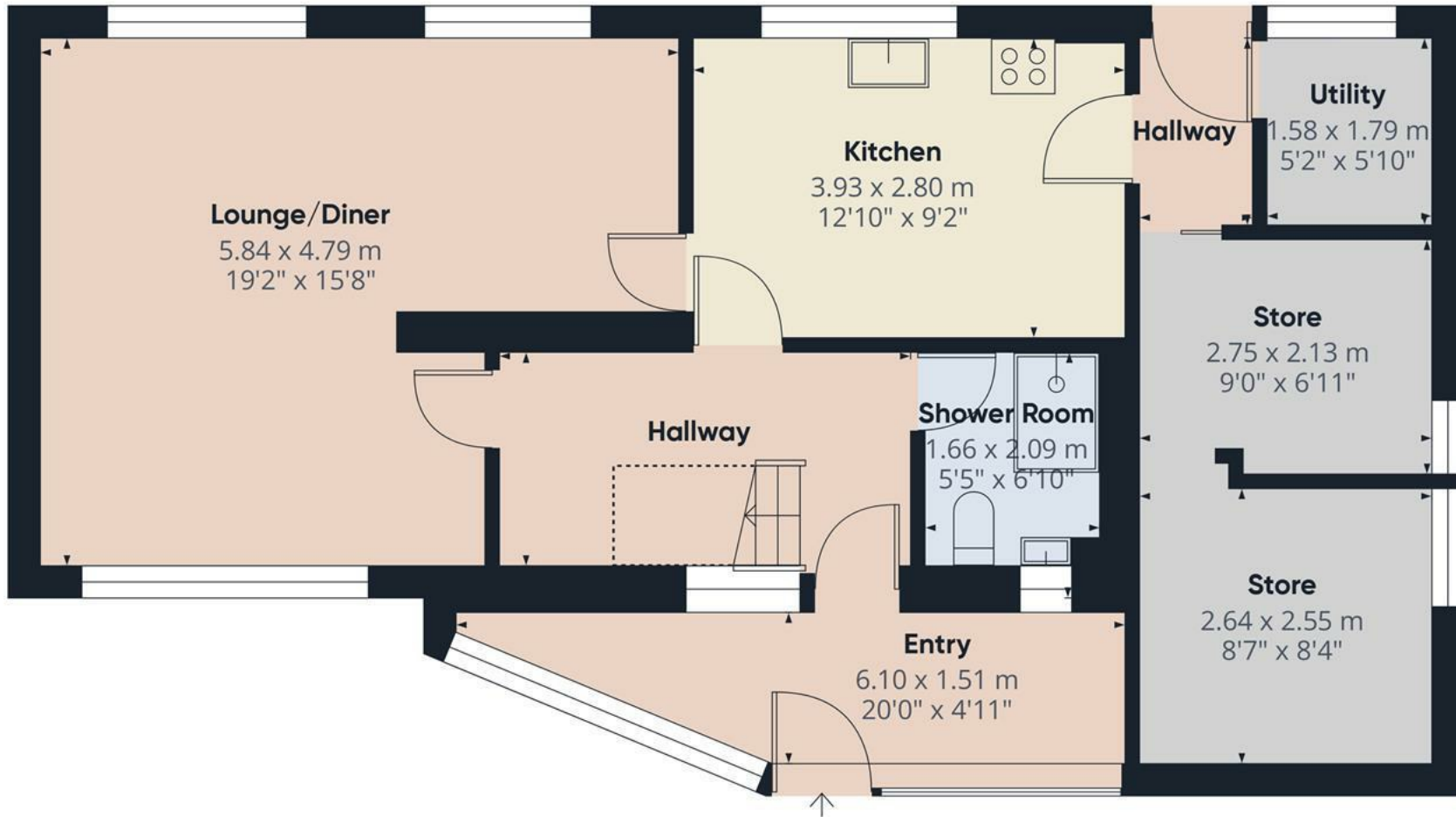




## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Floor 0

Approximate total area<sup>(1)</sup>

72.5 m<sup>2</sup>

780 ft<sup>2</sup>

Reduced headroom

1.4 m<sup>2</sup>

15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

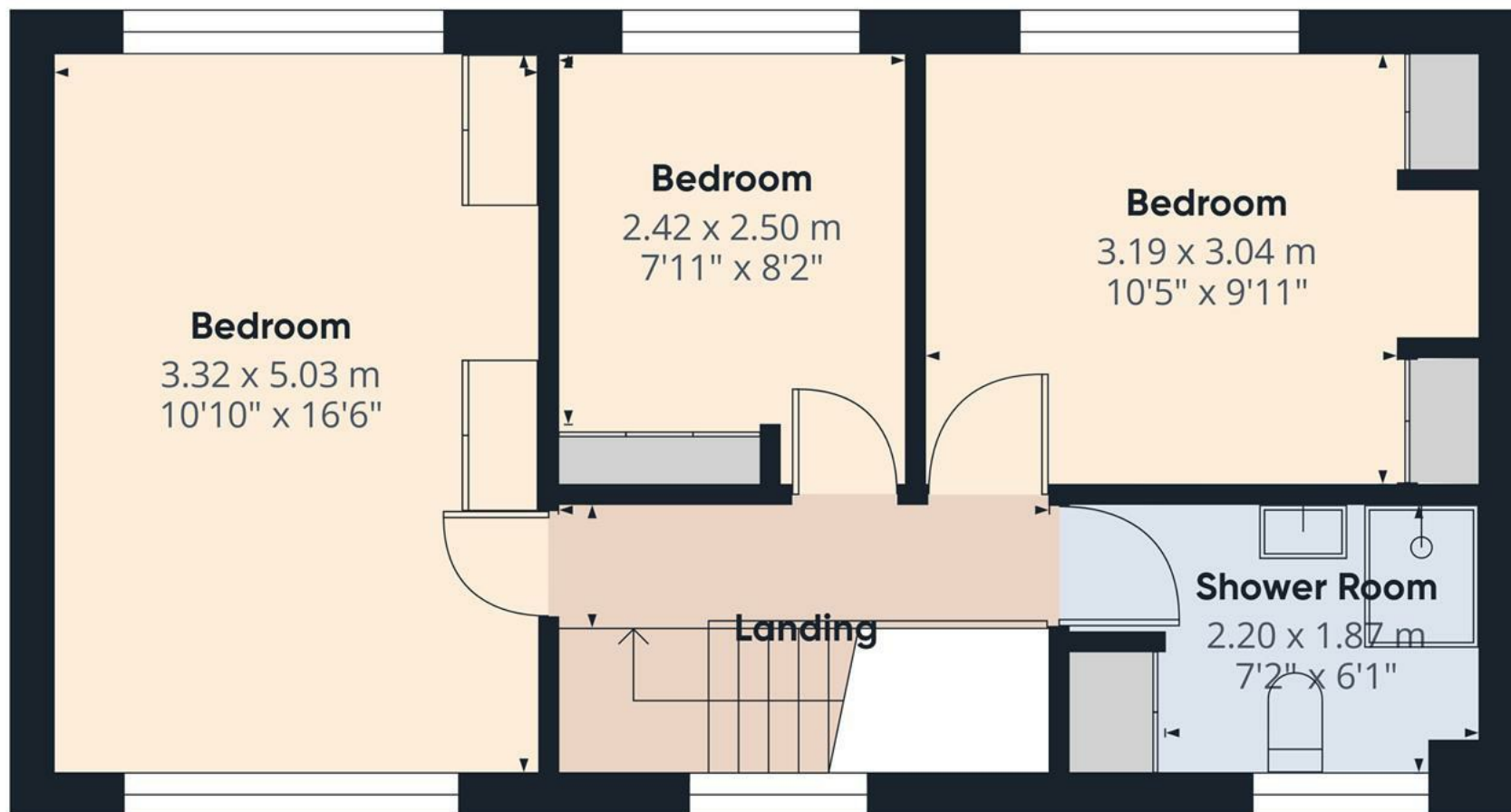
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Approximate total area<sup>(1)</sup>

43 m<sup>2</sup>

462 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



