

Ashgates Lodge School Lane,  
Peatling Magna,  
Leics LE8 5US









£995,000

#### GENERAL

An impressive village house in idyllic setting. Ashgates Lodge is located in a prime position on the edge of Peatling Magna with lovely country views from both sides of the house. The accommodation is incredibly flexible and is currently configured as a large four bedroomed family house with a luxurious two bedroomed annexe, perfect for multi generational living. However, there is potential to incorporate the two into a magnificent six bedroomed house with four en suites and five reception rooms. Ashgates Lodge is on a superb plot with a secure walled garden and impressive Double Garage with Workshop.



## LOCATION

Ashgates Lodge is located in the highly regarded village of Peatling Magna where there is a vibrant village community based around the village hall and "Cock Inn". Arnesby Lane is gated and there are some outstanding country walks both along the gated road and the footpaths that run off it.

In the nearby villages of Countesthorpe and Blaby there are a comprehensive range of amenities between them including a gym, a doctors surgery, dentists, churches, shops and supermarkets (Aldi and Iceland). Leicester and Lutterworth are both within easy reach by car as is the M1 via Junctions 20 and 21. There are excellent high speed train services to London from Market Harborough, Leicester and Rugby all of which are within easy reach.

## THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

## RECEPTION HALL

A magnificent introduction to the house. There is a wood effect floor, stairs rising to the first floor, central heating radiator.

## CLOAKROOM

With low flush lavatory and wash hand basin.

## SITTING ROOM

29'7" x 11'10" max

An elegant room, the principal feature of which is the wood burning stove. There is a built in media cabinet and book shelving with cupboards underneath. French doors to garden. Central heating radiator.

## DINING ROOM

21'6" max x 14'9" red to 9'9"

A superb room. There is coving to the ceiling, French doors to the garden. Central heating radiator.

## HOME OFFICE

8' x 6'

Overlooking the garden. Central heating radiator.

## KITCHEN

21'4" max x 12'3" red to 6'4"

The kitchen area is fitted with a comprehensive range of contemporary units with high gloss fronts and polished granite work surfaces. There is a "Neff" oven with a tilt and slide door, "Neff" electric hob with an adjoining two gas burner, "Miele" dishwasher and a fridge freezer (plumbed for water). A particularly interesting feature is the dining area which is fitted out with stunning American style banquette seating.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

## GALLERIED LANDING

Opening off the landing are doors to the bedrooms and bathroom. Air conditioning climate control box.

## MASTER BEDROOM

18' x 12'

A sumptuous master bedroom with air conditioning. Fitted with a generous range of wardrobes including a knee hole dressing table. Glass doors open into the en-suite.

## EN-SUITE

A luxurious en-suite with a large floatation bath by "Duravit", shower enclosure with rainfall and hand held shower attachments, wash hand basin set in large vanity unit with polished granite counter top and pelmet lighting over, polished granite window sill and low flush lavatory.

## BEDROOM TWO

20'9" max x 11'7" max

A lovely room with fitted wardrobes, knee hole dressing table, two vertical radiators with inset mirrors. (Measurements include the en-suite).

## EN-SUITE

Shower enclosure, wash hand basin with pelmet lighting over, low flush lavatory, tiled walls. Chrome heated towel rail.

## BEDROOM THREE

21'4" x 9'8" red to 6'

Overlooking the garden. There is a run of fitted wardrobes, coving to ceiling, central heating radiator. LOFT access with unfolding wooden stairs. The ATTIC is boarded over the main part of the house.

## BEDROOM FOUR

12'5" x 10'

A double bedroom with central heating radiator. Air conditioning.

## BATHROOM

Suite comprising a panelled bath with shower over, wash hand basin and low flush lavatory. Chrome ladder style towel rail and polished granite window sill.

## ANNEXE

A door from the parking area opens into a passage, which divides the main house from the annexe. Front door opens into a reception hall.

## RECEPTION HALL

Stairs rising to the first floor.

## SITTING ROOM

19'2" x 15'3"

A charming room with sliding patio doors opening into a courtyard exclusive to the annexe. There is an ornamental fire surround, coving to ceiling. Central heating radiator.

## DINING ROOM

19'4" x 10'

With wood effect floor. Central heating radiator.



### KITCHEN

14' x 8'5"

There are fitted base and wall units with an electric hob, inset one and a half bowl sink unit and dishwasher.

### CLOAK/UTILITY

7' x 6'6"

Low flush lavatory, wash hand basin and plumbing for a washing machine. There is also space for a tumble dryer.

### ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing

### BEDROOM ONE

23' x 11'1" max

An impressive room with fitted wardrobes, access to an eaves storage cupboard. Central heating radiator.

### EN SUITE

Suite comprising a bath with shower over, wash hand basin set in vanity unit, low flush lavatory and chrome ladder style towel rail.

### BEDROOM TWO

15'1" x 13'

Overlooking the garden. Fitted wardrobe. Vertical radiator.

### EN-SUITE

Luxurious en-suite with a free standing contemporary bath tub, wash hand basin set in vanity unit, shower enclosure, low flush lavatory.

### OUTSIDE

The house is set well back from the road with electric gates opening from School Lane onto a block paved parking area in front of the house. A further set of double gates open onto a secondary drive leading to the garage.

### GARAGE

22'9" x 18'9"

With an electric roller shutter door. CLOAKROOM with low flush lavatory.

### WORKSHOP

18'6" x 10'9"

With air conditioning.

### THE GARDENS

The walled garden is principally lawned with terraced areas for outside dining and entertaining.

### COUNCIL TAX BAND

Harborough D. C. - House is Tax Band D. Annexe is Tax Band B.





















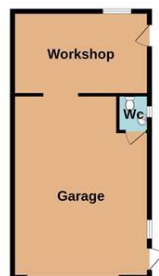








Ground Floor



1st Floor



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>	74	80
(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		
England & Wales		
	EU Directive 2002/91/EC	

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