



16 Ashby Woulds Lodges

Overseal | DE12 6NE | Offers In The Region Of £170,000

**ROYSTON
& LUND**

- Luxury 3 Bed Lodge with Hot Tub in the National forest
- On Site Spa Facilities
- No Upward Chain
- Fantastic Access to the National Forest
- Boutique Development
- High Quality Fittings Throughout
- Gated Complex
- Woodland, Fishing Lake & Angling Close By
- Adults Only, Children May Visit
- Council Tax Band A





The Ashby Woulds is a luxurious lodge park at the heart of the National Forest surrounded by the magnificent Derbyshire and Leicestershire countryside which has delightful walks and trails to discover, canal views and within minutes walk are acres of woodland, fishing lakes and angling. There is also an on site spa where health and beauty treatments are available.

Each lodge will be superbly fitted with luxurious fittings throughout including kitchens with granite work surfaces and Bosch appliances, double glazing, gas central heating, full surround sound system and exterior hot tubs.

Any prospective purchaser must appreciate that they are buying into a unique lifestyle including the surrounding area which offers excellent privacy and security on this boutique development being accessed via electric gates , 7 days a week site officer.

Adults only, although children may visit.

The site has a gated access and a gravelled driveway providing access to all lodges and parking facilities. There are some communal areas but we understand all the lodges will have their own garden.

There is a Spa located on the site which we understand will be available for residents use, however further information must be sought from the site owner.



EPC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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