



# 18 Measham Road , Ashby-De-La-Zouch, LE65 2PF £1,200,000

A magnificent detached 1930s residence occupying an enviable position on Ashby de la Zouch's most prestigious address, offering an extraordinary opportunity to create a spectacular bespoke family home with breathtaking countryside views and direct backing onto Willesley Golf Club.

## The Detail

Mellbreak represents a rare and exceptional residential opportunity, presenting a distinguished detached house with full planning permission to be transformed into a truly remarkable 5,000 square foot family residence. This exceptional property, strategically positioned on one of Ashby de la Zouch's most sought-after locations, offers an unparalleled combination of historic charm and contemporary potential.

Currently extending to approximately 2000 square feet, the existing property provides a solid architectural foundation comprising three reception rooms, a welcoming kitchen with dining hall, and a first floor featuring three bedrooms and a family bathroom. The real magic, however, lies in its extraordinary potential for transformation.

The approved architectural plans, meticulously crafted by the esteemed local architects David Granger, showcase a visionary design that will elevate this property into a landmark home. The

- A unique investment opportunity to create a bespoke family home in one of Leicestershire's most desirable location
- Full planning permission to extend to approximately 5,000 sq ft bespoke home
- Architectural plans meticulously designed by renowned local architects David Granger,
- Proposed accommodation includes five generous bedrooms, three contemporary bathrooms
- Triple garage, dedicated boot room, and an impressive 40-foot living and dining room with western aspect
- Prestigious detached 1930s residence located on Ashby de la Zouch's most sought-after address
- Strategic transport links including quick access to M42 motorway, just 15 miles from East Midlands Airport, and convenient rail connections to Birmingham, Leicester, and London

## Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.



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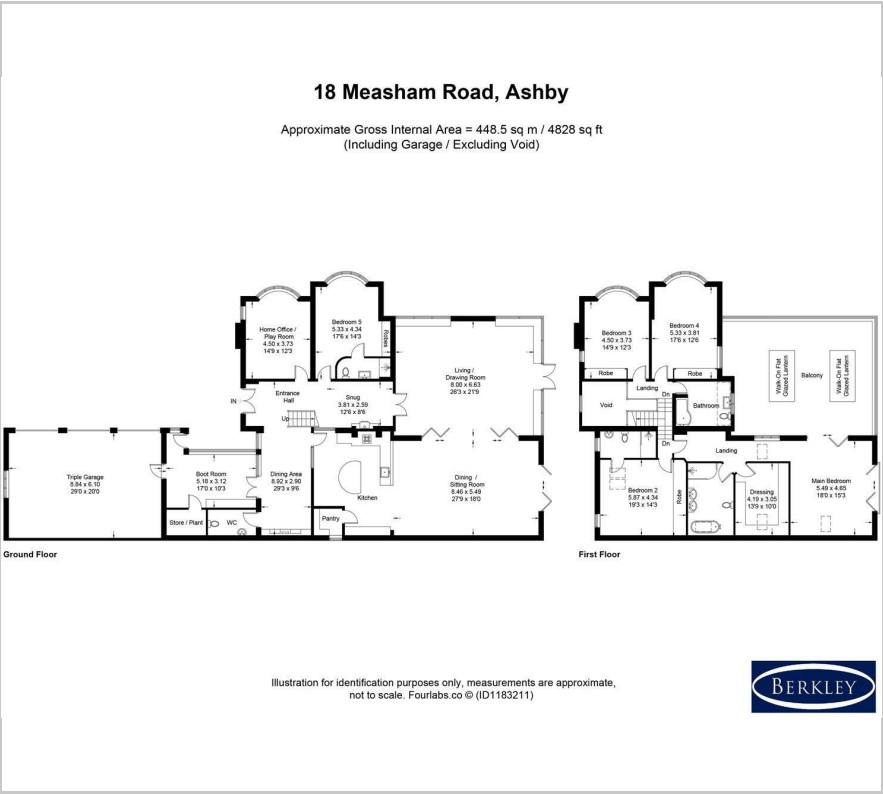
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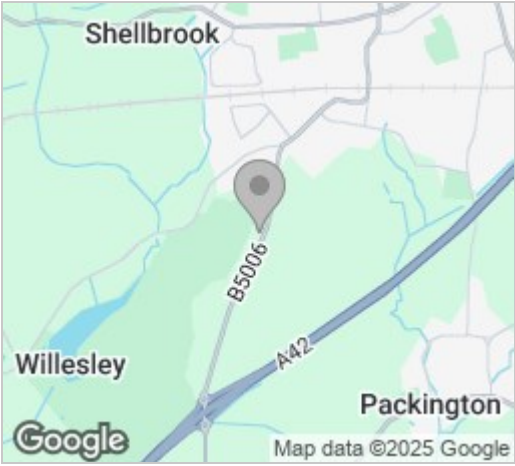
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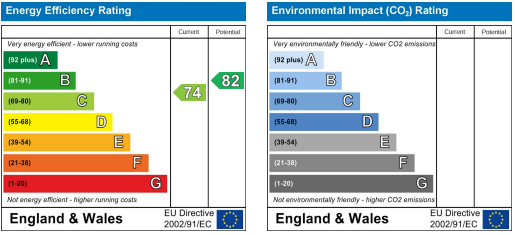
Floor Plan



Area Map



Energy Efficiency Graph



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