

Buxton Road

Ashbourne, DE6 1EX

John
German





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£475,000

Set on a 0.25-acre plot is this detached home located just a short walk from Ashbourne town centre. Versatile layout with ground floor en-suite bedroom, two reception rooms, double garage, and landscaped gardens. Close to countryside walks and offered with no upward chain.

Located within walking distance of Ashbourne town centre, the property is a five-bedroom detached home offering versatile accommodation across a spacious plot of approximately 0.25 acres. This property is well-suited to families or couples seeking a home with potential, particularly those looking for multi-generational living options. A key feature is the ground floor double bedroom with an adjoining en-suite, ideal for extended family or guests. The property includes two reception rooms, offering flexibility for a range of uses, from formal living and dining areas to home working or play rooms. The home is set within easy reach of the Tissington Trail and local countryside walks, with a well-regarded pub also within walking distance. Externally, the property benefits from a detached double garage. Mature landscaped gardens wrap around the house, offering privacy and outdoor space. Offered with no upward chain, this home presents a rare opportunity to secure a sizeable and adaptable property in a highly convenient and sought-after location.

A uPVC door opens into the entrance hallway, with access to the sitting room, dining room, kitchen, guest cloakroom, ground floor bedroom, and a staircase leading to the first floor. A useful understairs storage cupboard is also located here. The sitting room is a generously sized, dual-aspect room with windows to the front and side, offering a pleasant outlook. A gas-fired, coal-effect fire serves as the focal point of the room. Adjacent to this is a formal dining room, ideal for entertaining or family use. The guest cloakroom is fitted with a low-level WC and wash hand basin. The kitchen features tiled flooring and rolled edge preparation surfaces with a 1½ stainless steel sink, chrome mixer tap, and tiled splashbacks. Storage is provided via a range of base cupboards, drawers, and complementary wall-mounted cupboards. Appliances include an integrated double electric oven and grill, four-ring gas hob, and extractor fan. A door leads through to the utility room which has the continuation of the tiled flooring and offers appliance space plus plumbing for a washing machine and other white goods. A uPVC door provides access to the rear garden. There is an additional utility space with further preparation surfaces, cupboards, wall-mounted units, and the wall-mounted Ideal boiler. The ground floor bedroom is a spacious double, with dual-aspect windows to the front and side, and fitted wardrobes and drawers. This room is ideal for guests or multi-generational living. An en-suite includes a wash hand basin, low-level WC, bath, separate shower unit, and bidet.

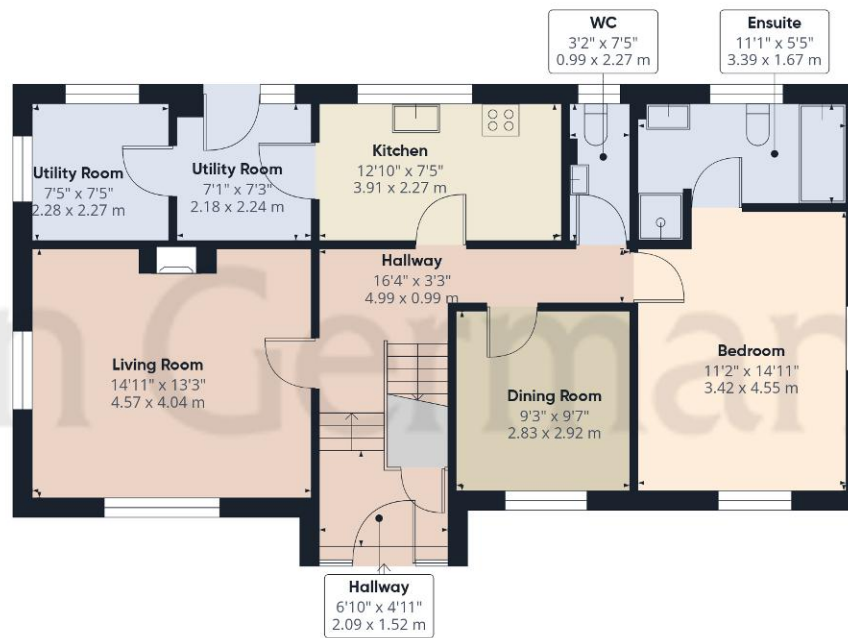
On the first floor, the landing gives access to four bedrooms, the family bathroom, and a storage cupboard. The principal bedroom is a spacious double, with dual-aspect windows and secondary glazing, enjoying scenic elevated views across Ashbourne, including St John's Church and surrounding countryside. The second and third bedrooms are also doubles, with the third offering dual-aspect views and fitted desk and shelving. Bedroom four is a further double with fitted desk, shelving, wardrobes, and a wash hand basin. The family bathroom is fitted with a wash hand basin with storage beneath, low-level WC, bath with chrome mixer tap and shower head attachment, and a bidet.

Outside, the property is approached via a block-paved driveway providing ample off-street parking, leading to a detached double garage with twin electric up-and-over doors, power, lighting, and a side door for pedestrian access. A parking area sits adjacent to the garage. The landscaped garden wraps around the property, with mature trees, established planting, and an elevated rear lawn offering a pleasant aspect across Ashbourne.

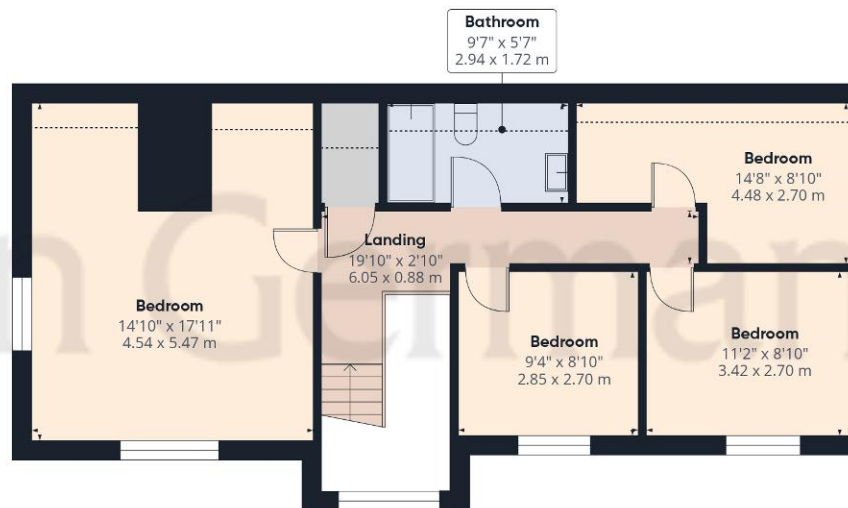
Tenure: Freehold – Possessory Title (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. Due to the title deeds for the property being lost some time ago, the Title is possessory. We understand that the property has been owned by the same family since 1980. Purchasers are advised to seek advice from their legal representative.
Property construction: Standard **Parking:** Off road **Electricity supply:** Mains
Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre to the cabinet
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band E







Ground Floor



Floor 1

Approximate total area^m

1591 ft²

147.7 m²

Reduced headroom

48 ft²

4.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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