

Meynell Rise

Ashbourne, DE6 1RU

John German



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£475,000

Spacious four double bedroom detached home in a quiet cul-de-sac, with three reception rooms, ensuite master, rooftop views, double garage, and well-kept garden. Walking distance to QEGS and Ashbourne town centre. Ideal family layout with off-street parking.



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Located in a sought-after cul-de-sac, this property is a four double bedroom detached home offering well-proportioned living space ideal for family life. The home features three reception rooms, providing flexible options for dining, relaxing, or working from home. The kitchen leads out to a well-presented garden, while offering ample outdoor space for children and entertaining. There is also a double garage and driveway providing ample off-street parking.

Upstairs, the master bedroom benefits from an ensuite shower room, while there are also three further double bedrooms and a modern family bathroom. Rooftop views across Ashbourne can be enjoyed from both the property and outdoor terrace. Positioned within walking distance to Queen Elizabeth's Grammar School (QEGS) and Ashbourne town centre, this home combines everyday practicality with a popular location, making it a strong choice for families seeking space, comfort, and accessibility.

A composite front door opens into the reception hallway, which is fitted with Amtico flooring. From here, there is access to the study, guest cloakroom, storage cupboard, dining area, and kitchen. The study offers a flexible space, suitable for use as a home office, playroom, or snug, and also features Amtico flooring. The guest cloakroom has been recently updated and includes a wash hand basin set within a vanity unit, low level WC, and a heated towel rail. The sitting room is dual aspect, with a bay window to the front fitted with shutter blinds and a uPVC sliding door to the rear that opens onto countryside views. A coal-effect gas fire with a marble surround and hearth forms the focal point of the room. Double doors connect the sitting room to the dining area.

The kitchen offers rooftop views across Ashbourne and is fitted with rolled edge preparation surfaces, an inset 1½ stainless steel sink with chrome mixer tap, and matching upstand surrounds. There are a range of cupboards and drawers, wall-mounted cupboards, and integrated appliances including a Bosch dishwasher, double Hotpoint electric oven and grill, four-ring Bosch hob, and extractor fan. Openings lead through to both the dining area and the utility room. The utility room is fitted with matching work surfaces and a stainless steel sink with drainer and upstand. There are cupboards and drawers, wall cupboards, space and plumbing for a washing machine, and space for a freestanding fridge freezer. A uPVC door provides access to the side of the property. The dining area features double doors to the sitting room, access to the hallway, and uPVC sliding doors that open onto the rear garden, taking full advantage of the elevated aspect.

On the first floor, the landing provides access to all four bedrooms, the family bathroom, and an airing cupboard housing the hot water tank. The master bedroom is a generously sized double with fitted wardrobes and elevated rooftop views. The ensuite includes tiled flooring, a white suite with a wash hand basin and chrome mixer tap set within vanity units, low level WC, shower unit with mains shower, and a chrome heated towel rail.

The three remaining bedrooms are all doubles. The family bathroom is well-appointed with a wash hand basin and chrome mixer tap set in a vanity unit, low level WC, and a P-shaped bath with chrome mixer tap, mains shower, and glass screen. There is also a chrome heated towel rail and built-in storage.

Outside, the front of the property features a large tarmac driveway providing off-street parking for several vehicles, leading to a double garage with twin up-and-over doors, power, and lighting. To the side is a private patio seating area, while the rear garden enjoys elevated rooftop views over Ashbourne and the surrounding countryside. A spacious terraced patio leads down to a lawned garden with mature borders. At the end of the garden is a well-maintained planting area with a mix of herbaceous and flowering plants and a gravel area.

Tenure: Freehold (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.

Property construction: Standard. **Parking:** Drive & double garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk

Our Ref: JGA/18072025

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Ground Floor

Approximate total area⁽¹⁾

1606 ft²

149.3 m²



Floor 1

(1) Excluding balconies and terraces

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
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JohnGerman.co.uk Sales and Lettings Agent

