

The Green Road

Ashbourne, DE6 1ED

John German





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Asking price of £700,000

Spacious five-bedroom detached home with over 2,000 sqft of living space on a 0.28-acre plot. Three reception rooms, dining kitchen, utility, and three bathrooms. Elevated position with views, large garden, garage, ample parking. Walk to Ashbourne's town centre, schools and amenities.



The property is a substantial five-bedroom detached residence offering over 2,000 sq.ft of internal living space, set within a generous plot of approximately 0.28 acres. Conveniently located within walking distance of Ashbourne town centre, the property is well suited to families seeking a spacious home in a central and accessible location, close to schools and local amenities. The layout includes three reception rooms providing flexible living and entertaining space, along with a dining kitchen, separate utility room, and three bathrooms to support modern family life.

Occupying an elevated position, the property enjoys far-reaching views across Ashbourne and the surrounding countryside. The rear garden is a notable feature, offering a generous outdoor area ideal for families. To the front, there is ample off-street parking along with a single garage. With its sizeable plot, versatile accommodation, and convenient setting, this property represents an ideal opportunity for those looking for a long-term family home within easy reach of the town centre.

A wooden entrance door opens into a useful porch, ideal for storing coats and shoes, with a further wooden and stained-glass door leading into the main reception hallway. The hallway features porcelain tiled flooring throughout and provides access to the guest cloakroom, dining room, sitting room, and the L-shaped living dining kitchen. There are two spacious built-in storage cupboards with shelving, and a staircase to the first floor.

The guest cloakroom is fitted with a vanity unit with wash hand basin and chrome mixer tap, low-level WC, and porcelain tiled flooring.

The dining room has a front-facing window fitted with plantation shutter blinds, a feature fireplace forming the focal point of the room, with built-in cupboards to each of the recesses, and a decorative picture rail. The sitting room is a generously proportioned dual-aspect reception space with windows to the front and side, both with plantation shutter blinds, and an open fireplace forming a central feature.

The L-shaped living dining kitchen continues the porcelain tiled flooring and provides a versatile space ideal for family life and entertaining. The kitchen area is fitted with granite work surfaces, inset 1 ½ composite sink with drainer and mixer tap, and matching upstands. Units include cupboards and drawers beneath, an integrated dishwasher, freestanding Rangemaster range cooker with five-ring gas hob and extractor above, integrated microwave, and complementary wall-mounted units. A peninsula breakfast bar provides additional space and seating. UPVC bi-folding doors with retractable plantation shutter blinds open onto the rear garden. The adjoining snug/living area features an inset log burner with granite hearth and useful built-in cupboards and drawers.

The utility area continues the tiled flooring and is fitted with rolled-edge worktops, an inset stainless steel sink with chrome mixer tap and upstands, cupboards and drawers below, and space for a freestanding fridge freezer. A composite door provides access to the rear garden.

On the first floor, the landing provides access to four bedrooms, the family bathroom, a store room housing the boiler, and a store cupboard with shelving for useful storage. Bedroom two is a spacious double with decorative picture rail and elevated views across Ashbourne and the surrounding countryside. It also benefits from access to a Jack and Jill shower room, shared with bedroom three. The shower room includes twin circular basins with chrome mixer taps, low-level WC, a double shower unit with mains rainfall shower, chrome heated towel rail, and a roof window. Bedroom three is also a generous double with a feature fireplace, picture rail, dual aspect windows to the side and front, and similarly enjoys far-reaching rooftop views.

Bedroom four is a well-sized double with original wooden floorboards, picture rail, feature fireplace, and dual aspect windows to the side and rear. Bedroom five is also a double, with dual aspect windows including a plantation shuttered side window and a roof window to the rear. The family bathroom is partially tiled and fitted with a pedestal wash hand basin, low-level WC, roll top bath, ladder-style heated towel rail, electric extractor fan, and rear window with plantation shutter blinds.

The staircase leads to the second floor, where the principal bedroom occupies the entire top level. This large double room includes eaves storage and access to a walk-in wardrobe fitted with hanging rails, drawers, and storage cupboards. The fully tiled en-suite comprises a wash hand basin with vanity drawers beneath, low-level WC, corner shower unit with mains rainfall shower, underfloor heating and a Juliet balcony with UPVC doors overlooking the rear garden.

To the front, a sweeping tarmac driveway behind electric gates provides ample off-street parking with adjacent lawned area. To the side, there is also a detached single garage with up-and-over door, power, and lighting.

The rear garden is a standout feature, with timber decked seating area and steps leading to a large, private lawn bordered by mature planting, offering excellent outdoor space for families. There is also useful outdoor power points, a children's climbing frame and at the top of the garden is a greenhouse and timber shed.

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: Off street

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 F

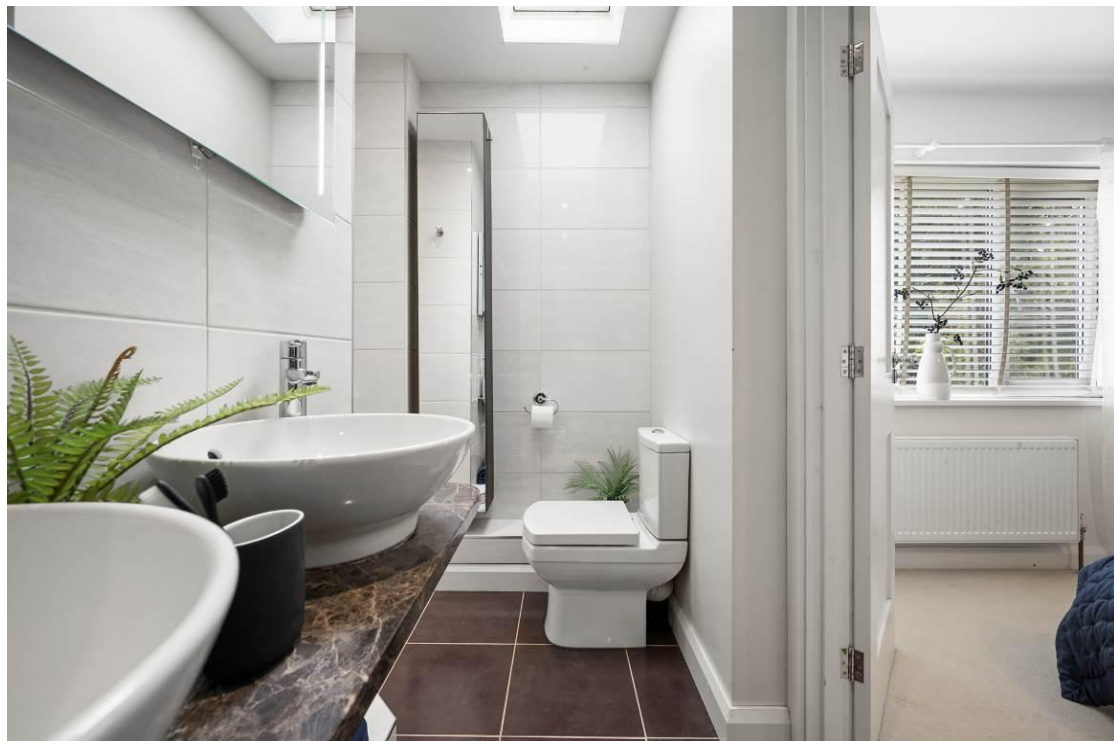
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15102025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





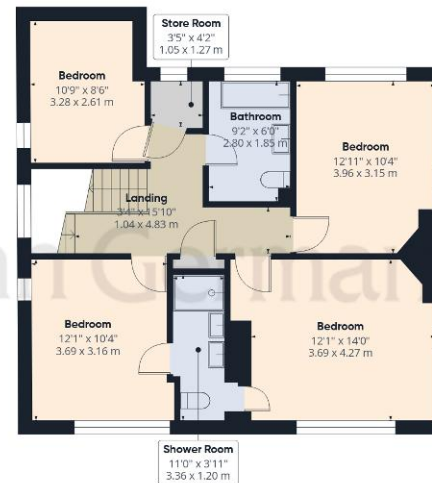




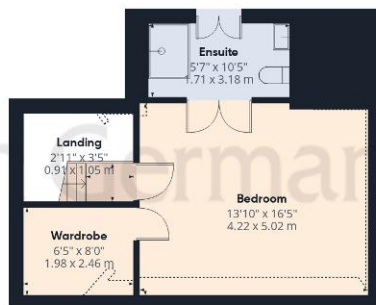




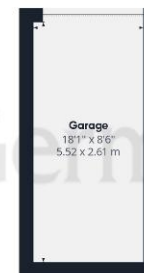
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2228 ft²

207.1 m²

Reduced headroom

39 ft²

3.6 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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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