



Atherstone Road, Measham

 4  2  4



Freehold

£525,000



### Key Features

- Bespoke Built Four Bedroom Detached Family Home
- Over 2,000Sqft of Living Space
- Private Location with only Two Properties
- 26ft Lounge | Separate Dining Room | Garden Room
- Study | Cloakroom/W.C.
- Four Double Bedrooms
- EPC rating U





Nestled in the charming village of Measham, the property at Atherstone Road enjoys a serene and secluded location while still being within easy walking distance of local amenities. Measham offers the quintessential village lifestyle with shops, cafes and pubs that provide a welcoming community atmosphere. The area is well-regarded for its excellent schools and various recreational activities, making it a wonderful place for families to settle. Additionally, Measham's proximity to major road networks ensures convenient commutes to nearby towns and cities, including Swadlincote and Ashby-de-la-Zouch.

The property itself is accessed via a private gravelled driveway, shared with only one other home, offering exceptional privacy and exclusivity. The entrance hall, adorned with elegant washed oak laminate flooring, sets a tasteful tone for the rest of the house and serves as a warm welcome space for family and guests alike. The spacious lounge features sliding doors that open up to a walled garden, allowing natural light to flood the room and providing beautiful views of the tranquil outdoor space.

Families and professionals will appreciate the versatility of the separate study or family room, ideal for creating a functional home office or a cosy retreat for family activities. This room, along with a separate dining room that continues the theme of the washed oak laminate flooring, ensures that the home accommodates both work and leisure needs. The fitted shaker-style kitchen with granite worktops and a centre island offers a harmonious blend of modern functionality and timeless design, perfect for cooking and entertaining. The adjacent garden room expands the living space seamlessly, making it perfect for social gatherings and day-to-day enjoyment.

The property features four double bedrooms, with the master suite including an en-suite bathroom designed for your comfort. An additional well-appointed bathroom serves the remaining bedrooms.

Outdoors, the south-easterly facing rear garden is a true sanctuary, featuring a well-maintained lawn, paved patio and a spacious entertaining area equipped with power and lighting. Mature trees and hedgerows encircle the property, providing a high level of privacy and a picturesque backdrop. The garden also boasts unique features such as a secure gated dog run, a children's timber tree house, and a generous tool shed, catering to a variety of needs and interests.

Additional convenience is offered by the double garage with an electric open-and-over door, providing ample storage and parking space for multiple vehicles, supplemented by off-road parking for up to six cars. The property is equipped with external lighting and CCTV surrounding the premises, enhancing both security and peace of mind for the residents. This bespoke built home at Atherstone Road combines luxury, practicality and tranquillity, making it a highly desirable residence in a sought-after village location.

#### ACCOMMODATION

ENTRANCE HALLWAY  
5.86x1.96

CLOAKROOM/W.C.

26FT LOUNGE  
7.95x4.63

GENEROUS STUDY  
3.40x3.01

SEPARATE DINING ROOM  
3.48x2.59

UTILITY ROOM  
2.59x2.25

KITCHEN  
4.69x2.96

GARDEN ROOM  
4.22x3.79

#### FIRST FLOOR ACCOMMODATION

LANDING  
5.90x1.99

BEDROOM ONE  
4.66x4.05 max

DRESSING ROOM  
2.08x1.74

EN-SUITE BATHROOM  
2.66x2.48

BEDROOM TWO  
4.01 + wardrobe x 2.97

BEDROOM THREE  
4.70x2.51+ wardrobe

BEDROOM FOUR  
2.97x2.59

FOUR PIECE FAMILY BATHROOM  
2.64x2.60

COUNCIL TAX BAND:  
Council tax band believe to be:- F

HOW TO GET THERE:  
SAT NAV:- DE12 7EG

#### PLEASE NOTE:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

# Floorplan



Newton Fallowell Ashby-de-la-Zouch and Melbourne

01530 414666  
ashby@newtonfallowell.co.uk