



Measham Road
Ashby-De-La-Zouch

Measham Road Ashby-De-La-Zouch LE65 2PF

for sale offers in excess of
£1,000,000



Property Description

A detached 1930s residence occupying an enviable position on Ashby de la Zouch's most prestigious address with breathtaking countryside views and backing directly on to Willesley Golf Club.

Mellbreak is a distinguished detached house with full planning permission to be transformed into a remarkable 5,000 square foot family residence. This exceptional property, situated on one of Ashby de la Zouch's most sought-after locations, offers an unparalleled blend 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, kitchen with dining hall, and a first floor featuring three bedrooms and a family bathroom.

Development Opportunity

The approved architectural plans, designed by local architects David Granger, showcase a visionary design that will transform this property into a landmark residence. The proposed configuration is nothing short of spectacular: a triple garage will provide ample parking and storage, while a dedicated boot room offers practical sophistication. The centrepiece will be a magnificent 40-foot living and dining room overlooking the west facing garden.

Five generous bedrooms, including a primary suite, will be complemented by three contemporary bathrooms. A versatile office and snug area will provide flexible living spaces, ensuring the home meets the most discerning family's requirements. The west-facing established garden, complemented by a private driveway, adds another layer of appeal to this exceptional property.

Location

Ashby de la Zouch represents the quintessential English market town, blending rich historical heritage with modern convenience. Nestled in the heart of Leicestershire, this charming location offers residents an enviable lifestyle that combines rural tranquillity with accessible urban amenities. The town boasts a remarkable educational landscape, with prestigious private schools within easy reach. Repton School, located just six miles away, is renowned for its academic excellence and comprehensive boarding facilities. Nearby, Ratcliffe college and Loughborough Grammar School provide additional outstanding educational options for discerning families.

Transportation links are equally impressive. The property's strategic location provides effortless connectivity to major regional and national networks. The M42 motorway is conveniently accessible, while East Midlands Airport offers international travel opportunities just fifteen miles away. Rail

connections at East Midlands parkway and Tamworth stations provide direct links to Birmingham, Leicester, and London, making this location ideal for professionals and families alike.

The surrounding landscape offers an abundance of recreational opportunities. Willesley Golf Club, which directly borders the property, provides a stunning backdrop and promises exceptional golfing experiences. The nearby Leicestershire countryside presents endless opportunities for outdoor enthusiasts, with walking, cycling, and exploring the region's natural beauty.

Agent Note

The floorplan is for proposed development. Computer generated images are intended to be a general guide to the appearance of the development/property. Please note that images are indicative only and final finishes, materials, landscaping, layouts, and fittings may vary. Room dimensions and sizes are approximate and should not be relied upon for carpet/furniture sizes. All details are correct at time of production but subject to change during construction.

Entrance

Front composite entrance door with inset opaque and leaded glazing leading to:-

Spacious Entrance Hallway

Having a staircase off to the first floor, vertical panel radiator, walls finished with picture rail, oak flooring.

Front Sitting Room/Dining Room

17' max in to bow window x 12' 5" (5.18m max in to bow window x 3.78m)

Having UPVC double glazed window to the side elevation, UPVC double glazed window to the front elevation, two vertical panel radiators either side of the bow window, feature ceramic tiled fireplace with a coal effect gas fire and ceramic tiled hearth, oak edged flooring with central floorboarding , walls finished with picture rail, coving to the ceiling.

Lounge

14' 9" x 11' 6" (4.50m x 3.51m)

Having double UPVC double glazed French doors to the rear elevation with attached leaded double glazed windows giving stunning aspect over the rear garden, feature open ceramic tiled open grate fireplace with ceramic tiled hearth, oak edged flooring with central floorboarding, arch openings on either side of the fireplace leading to:-

Walk In Reading/Garden Room

11' 1" x 5' 7" max into bay windows (3.38m x 1.70m max into bay windows)

A particular feature of the lounge which extends out into this glorious space, having two UPVC double glazed and leaded bay windows to the side elevation, one further window to the rear elevation giving a lovely aspect over the rear garden, vertical panel radiator, coving to the ceiling, oak flooring, wall light point.

Breakfast Room/Study

10' 5" x 8' 5" (3.17m x 2.57m)

Having UPVC double glazed and leaded window to the rear elevation, cast iron period style radiator, oak flooring.

Walk In Pantry

Accessed off the hall with light, fully tiled and shelved, with quarry tiled flooring, opening to:-

Kitchen

19' 8" x 14' 6" (5.99m x 4.42m)

Fitted with a range of matching bespoke oak fronted base and wall units with granite worksurfaces, matching upstands, enamel Belfast sink unit with brushed chrome mixer tap over, Rangemaster range cooker with granite splashback to the cooking area, large centre island providing breakfast seating, two central heating radiators, loft access, inset spotlights to the ceiling, two UPVC double glazed windows to the rear elevation giving aspect over the garden, UPVC double glazed door leading on to the garden with attached side panel window, ceramic tiled flooring, oak floor giving access to:-

Ground Floor Shower Room

5' 6" x 5' 3" (1.68m x 1.60m)

Having a double width glazed shower cubicle with a mains rain head separate shower attachment, low level WC, pedestal wash hand basin, UPVC double glazed and leaded window to the side elevation, wall mounted chrome heated towel rail, inset spotlights and extractor to the ceiling, travertine tiled walls and the flooring continues through from the kitchen.

Family Room

19' 10" x 9' 7" (6.05m x 2.92m)

Accessed via a wide opening from the kitchen and also accessed from the entrance hall, having full width bifold doors on to the front driveway, two vertical panelled radiators, two wall light points, inset spotlights to the ceiling, oak flooring.

First Floor Landing

Having UPVC double glazed window to the side elevation, walls finished with picture rail, panelled door giving access to boiler cupboard which has a pressurised hot water cylinder and a Vailant boiler providing domestic hot water and central heating.

Master Bedroom

17' 4" x 12' 6" (5.28m x 3.81m)

Having UPVC double glazed and leaded bow window to the side elevation, further UPVC double glazed and leaded window to the front elevation, walls finished with picture rail, two vertical panel radiators either side of the bow window, feature ceramic tiled ornamental fireplace with hearth.

Bedroom Two

12' 5" x 11' 6" (3.78m x 3.51m)

Having UPVC double glazed and leaded window to the rear elevation giving stunning aspect over the rear garden and golf course beyond, cast iron period style radiator, walls finished with picture rail, panelled door to:-

Walk In Wardrobe

Having hanging rail and further door to deep eaves storage.

Bedroom Three

8' 7" x 8' 1" (2.62m x 2.46m)

Having UPVC double glazed and leaded window to the front elevation, walls finished with picture rail, cast iron period style radiator.

Family Shower Room

Having a double width glazed cubicle with a rain head mains shower, pedestal wash hand basin, low level WC, fully ceramic tiled walls, laminate flooring, UPVC double glazed opaque window to the side elevation, period style cast iron and chrome radiator towel rail.

Outside

The property is set well back from Measham Road beyond a front feature brick boundary wall, to a block paved driveway providing off road parking and turning for several vehicles. The drive is flanked with gravelled borders inset with a variety of mature trees, offering further privacy to the property, side gate with gravelled path leading to a side garden area with further lawn, edged with block paving and flanked with borders, outside tap and lighting, path leads round to the rear.

Rear Garden

A particular feature of the property is the rear garden which is extensive and laid mainly to lawn, having block paved paths and patio areas, gravelled paths edging the lawn, feature dwarf brick wall edging the path around the rear of the property. The borders are inset with mature trees and shrubs. The garden backs directly on to Willesley Park Golf Course.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure:Freehold EPC Rating: C Council Tax Band: E

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