

Ratcliffe Close

Ashby-de-la-Zouch, LE65 2GU

John
German






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£895,000



Welcome to a rare gem in an exclusive en clave of just three homes offering a coveted blend of luxury and convenience, situated in a sought after location close to town, this meticulously extended and remodelled residence presents a unique opportunity for discerning buyers and a personal visit comes strongly recommended.

This fabulous home has undergone a transformative process of extension and updating to create a spacious home of some 2496 sq ft coupled with a total plot of 0.3 acres. Alongside the excellent accommodation is an excellent location. Set back off the Burton Road along a long private drive, it offers a discrete setting, yet you are only a short stroll from the bustling historic market town of Ashby with its many amenities, restaurants and bars.

A long shared private drive sets the stage for arrival, the property stands beautifully behind a large driveway hinting at the grandeur within. Step inside to discover an impeccably designed living space where every detail has been thoughtfully created to accommodate modern family life and entertaining.

From the central hallway, you will find a large through dual aspect lounge with engineered oak floor and a stunning Portuguese limestone fireplace containing a luxury living flame gas fire as a focal point and French doors to outside. A study provides a quiet retreat for work or relaxation and there is a great sized family room or formal dining room which has French doors taking you out to the gardens beyond.

The heart of the home is the luxury fitted kitchen featuring stunning high gloss cabinets with hand picked gloss white veined quartz counters and a range of integrated appliances. The dining area has bifold doors that seamlessly connect indoor and outdoor living. Lastly on the ground floor is a useful utility and a ground floor shower room/cloakroom.

Ascend the oak balustrade staircase to the first floor and you will find there are five double bedrooms, easily catering for the largest of families and visiting guests. Bedroom two has the benefit of a private en suite shower room and the principal bedroom suite is a breathtaking room with cathedral light, vaulted ceilings, Juliet balcony overlooking the garden and a large walk in dressing room with a suite of fitted wardrobes and dressing table. The en suite bathroom is a sanctuary in itself boasting a contemporary rolltop bath, floating double vanity wash hand basins, WC, a large walk in separate shower, underfloor heating and full height tiling.

The main family bathroom is similarly appointed with underfloor heating, tiled floor and full height tiling to the walls, there is floating high gloss vanity unit with wash hand bowl set on top, oversized shower with dual shower heads and WC.

Outside, a shared private driveway leads to an extensive parking for up to six cars and double garage with electric roller doors. Side access takes you into a wonderful garden haven; mature, private with full width patio terrace and having a lovely garden cabin set at the bottom of long shaped lawns. The gardens really are a lovely feature of this home having been recently landscaped and re turfed.

Agents notes: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

The property is set at the culmination of a shared private drive which is owned by number 1 Ratcliffe Close.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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: TBC - 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: North West Leicestershire District Council / Tax Band F

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

Our Ref: JGA/07052024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

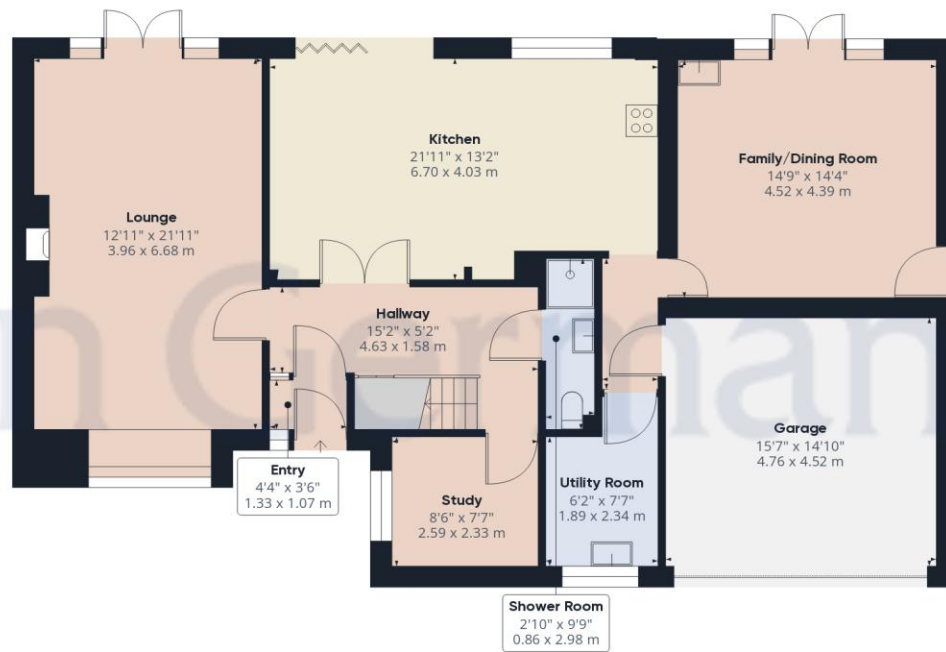












Ground Floor



Floor 1

Approximate total area⁽¹⁾

2496.63 ft²
231.94 m²

Reduced headroom

6.28 ft²
0.58 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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