

Ashby Road

Woodville, Swadlincote, DE11 7BY

John 
German





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Guide Price £600,000 - £620,000

Fantastically proportioned large family home, truly deceptive in size, extending to over 3000 square feet with a plethora of accommodation and far reaching views from its bedrooms and balconies overlooking the surrounding countryside.

Landscaped gardens feature swimming pool and a sunny southerly aspect on a 0.2 acre plot.

This is an individual bespoke home set over many floors and offering a fantastic array of living space, perfect for the largest of families. Briefly, there is an open plan living dining kitchen with pantry and utility, large living room with bi-fold doors, study, WC and games room (set in garage). There are five bedrooms and four bathrooms, three being ensuite shower rooms. Particular attention must be drawn to the top floor master bedroom split level suite and its vaulted ceilings, walk-in wardrobe, dressing room, study/sitting area and private ensuite shower room.

The location is excellent, in a non estate position less than three miles from the market town of Ashby, in line with the Ashby school catchment area. It also has the convenience of a bus stop right outside in the street.

Accommodation: The property sits well back from the road with an expansive deep driveway providing tons of off road parking. A look inside will reveal entrance hallway with a useful bay windowed study on your left, and a fully tiled guest cloakroom with WC, contemporary vanity wash hand basin and towel radiator.

On your right in the fantastic family games room, this is set within the double integrated garage, and is not a formal conversion to the living space. The garage doors remain in place and can easily be reinstated to its former use.

From the hallway, a short flight of steps leads up to the first of the five bedrooms, and further steps lead down to the lower level living space. Here you will find a super sized living room which has French doors out to the side patio area, and the benefit of wide bi-fold doors folding back to reveal the principal terrace and its swimming pool. Set at the focal point of the room is a living flame effect log burning gas stove, set within an inglenook recess.

Parties always end up in the kitchen they say, and they certainly will in this house, its the hub for family life and entertaining, having an array of oak fronted shaker style cabinetry running around the room, with granite worktops and a host of integral appliances. The central breakfast island is a great focal point to gather around, and the kitchen easily accommodates the largest of family dining tables and a formal seating sofa area. Bi-fold doors open fully to allow direct access to the beautifully landscaped large terrace with its patio area, sunbathing area and swimming pool.

Leading off the kitchen is an excellent walk-in pantry with fitted cupboards, and a useful utility room with a door to the outside.

Step back inside and walk upstairs and you will find there are five king sized bedrooms with three having private ensuite shower rooms. Bedroom two could easily double as the master suite, it is a beautifully proportioned room with sitting area, dressing area and a lovely fully tiled ensuite with glazed large shower with rainfall shower above. This room also has French doors opening out onto the balustrade balcony overlooking the garden which enjoys far reaching views across the countryside.

The family bathroom is spacious and well equipped, having lovely contemporary curved free standing bath with a tall pillar mixer shower tap, vanity units have inset wash hand basin with storage below, WC, period style ladder towel radiator, plus a separate oversized shower cubicle with mains shower above.

Last but definitely not least is one of the real features of this home, the top floor principal bedroom suite, a wonderful room running across the whole of the house and set on two levels. It has a vaulted ceiling with three skylights, two walk in dormer windows commanding far reaching countryside views. Steps lead up to a mezzanine area where there is a dressing/study/sitting area and an excellent ensuite shower room adjacent. There is also a large walk-in wardrobe area with hanging rails and space for dressing table and drawers.

Outside, to the rear are lovely lawned gardens with a large sunny patio on the south side of the property. This expansive area wraps around two sides of the house and comes complete with a swimming pool and provides the ideal setting for al fresco dining, summer parties or simply relaxing by the pool. The adjacent summer house offers a charming retreat for outdoor entertaining with its internal bar, light and power. The gardens enjoy a fantastic degree of privacy and a southerly aspect.

Note: There are trees at the property with Tree Preservation Orders.

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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

Our Ref: JGA14102024

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.



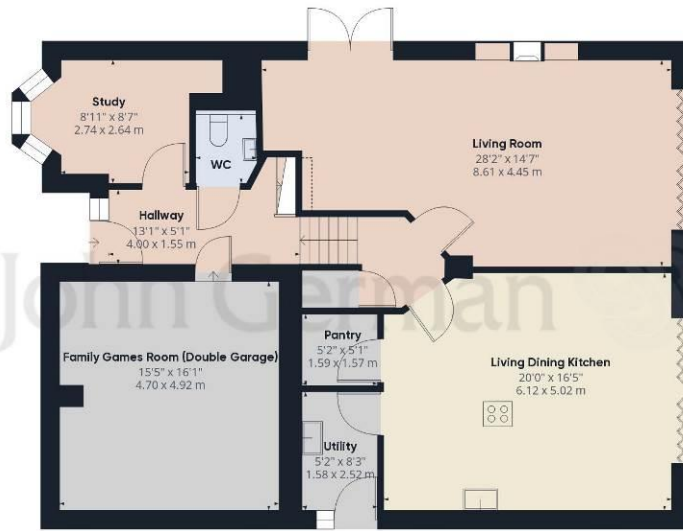


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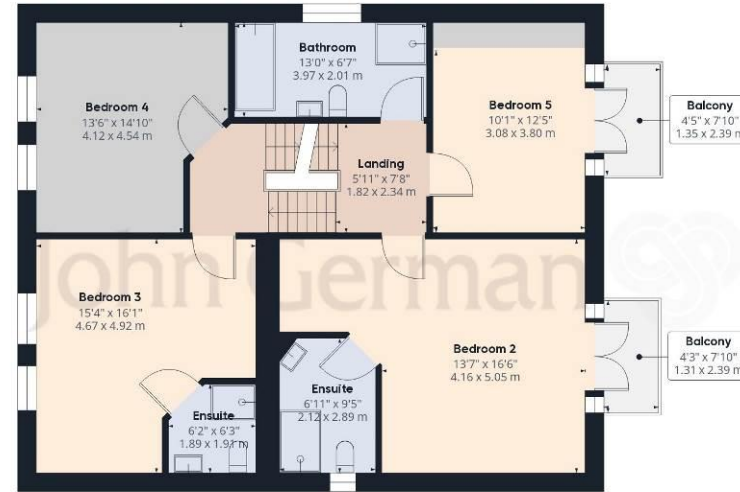








Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2920.8 ft²

271.35 m²

Balconies and terraces

68.02 ft²

6.32 m²

Reduced headroom

268.99 ft²

2.32 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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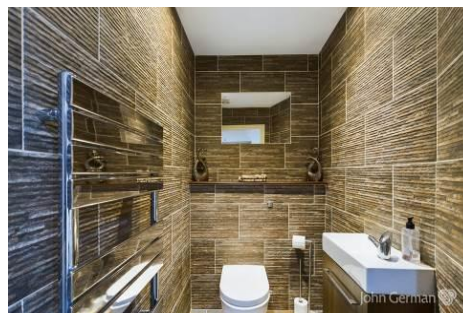
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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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