

Plots 1, 2 & 3 Deakin Gardens

Ashby Road, Ravenstone, LE67 2AA



A unique opportunity to acquire a high-specification detached family residence within an exclusive gated development of just three bespoke and individually designed homes.

From £460,000

****PLOT 1 SSTC ****

John German

A Rare Opportunity coming soon in the Heart of Ravenstone

This small, bespoke gated development of just three exceptional homes presents a unique opportunity to acquire a high-specification detached family residence within a secure, gated setting. Perfectly positioned in the heart of Ravenstone, the scheme has been thoughtfully designed to combine timeless architecture with modern living. Each property features an individually crafted exterior that harmonises beautifully with the surrounding environment, paired with a contemporary open-plan interior layout to suit the needs of today's lifestyle.

Inside, every detail reflects quality and refinement - from the energy-efficient, thermostatically controlled gas central heating and double glazing throughout, to the bespoke, high-specification kitchens with integrated appliances. The addition of discreetly integrated solar panels further enhances energy efficiency, helping to lower running costs and reduce environmental impact. Bathrooms are finished to the highest standard, featuring luxury Villeroy & Boch sanitaryware and stylish Porcelanosa tiling, ensuring a seamless blend of elegance and functionality. All with the peace of mind of 'Advantage' Warranty.

These homes represent the perfect balance of traditional charm and modern sophistication - a truly exceptional place to live.

Early Birds can have input in design choices subject to reservation fee/ deposit.

PLOT 1 1665 sq.ft. - £550,000

Offering on the ground floor; hallway, cloakroom, study, lounge, utility and a wonderful open plan living dining kitchen. Upstairs are four bedrooms and two bathrooms. Double garage, corner plot south facing gardens.

PLOT 2 1473 sq.ft. - £475,000

Comprising hallway, lounge, WC, full width open plan living dining kitchen, four excellent double bedrooms and two bathrooms.

PLOT 3 1428 sq.ft - £460,000

Reception hallway, guests cloakroom, lounge and a fabulous open plan kitchen living dining room. On the first floor are four bedrooms and two bathrooms.

Ravenstone is a picturesque and highly sought-after village, offering the perfect balance of rural tranquility and modern convenience. Nestled in the heart of Leicestershire, it boasts a strong sense of community, scenic countryside, and a rich historical heritage. The village features charming local pubs, a traditional village green, and historic buildings, creating a peaceful and welcoming atmosphere. Despite its serene setting, Ravenstone is just a short drive from the vibrant market

town of Ashby-de-la-Zouch providing access to a range of shops, restaurants, and amenities. Excellent transport links, including easy access to the M42 and M1, make it ideal for commuters, while local schools and leisure facilities cater perfectly to family life. Living in Ravenstone offers the best of both worlds - a quintessential village experience with modern conveniences close at hand.

A reservation deposit will be required to secure a plot.

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: Traditional

Parking:

Electricity supply:

Water supply:

Sewerage:

Heating:

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

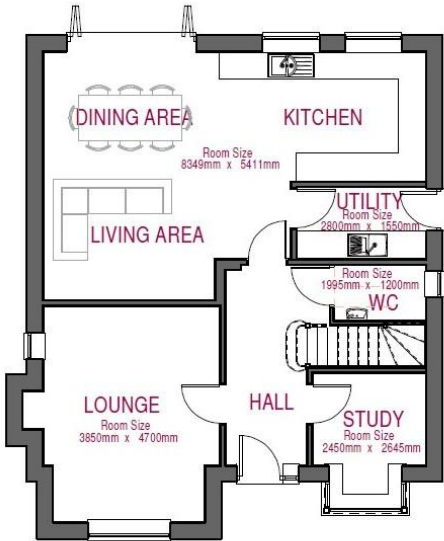
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band TBC

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

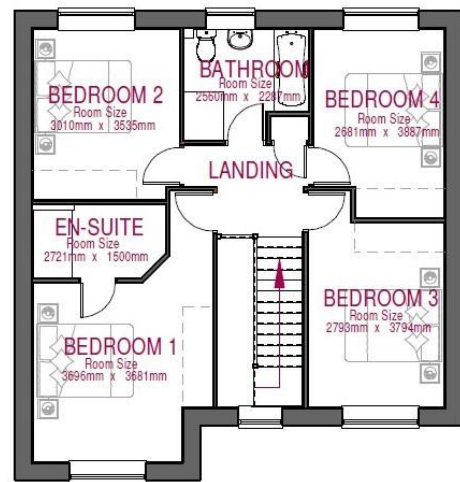
Our Ref: JGA/13082025

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.

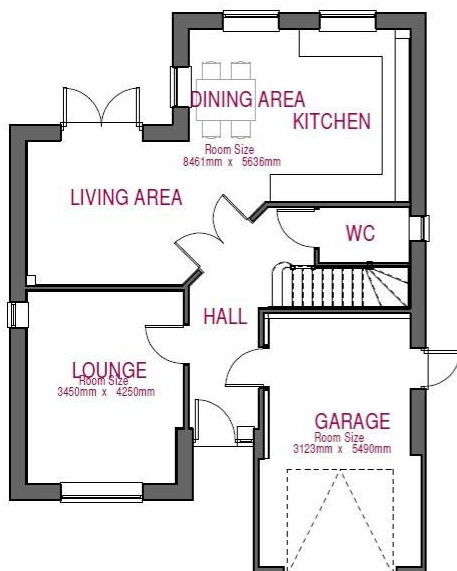
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof/ source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.



Plot 1



Plot 2



Plot 3



AWAITING EPC MEDIA



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire,
LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent