



Waverley, 14 Ashby Road, Woodville, Derbyshire, DE11 7BY

HOWKINS &
HARRISON



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Woodville,
Derbyshire, DE11 7BY

Offers in excess of £725,000

This stunning much improved 1920's detached property is ideally placed for commuters in a popular Heart of the National Forest village. Occupying a generous size plot, presenting just under 2,200sqft of accommodation having been thoughtfully renovated with aspects of modern and original features throughout. In brief comprising:- consists of:- entrance hall with cloakroom WC, an impressive 19ft kitchen/breakfast room with windows and French doors opening onto the rear garden alongside a matching utility room. There is an equally impressive 'L'-shaped 19ft lounge with French doors to the garden and a bay fronted separate dining room/games room. To the first floor there are four bedrooms and a family bathroom. Two rooms benefit from large en-suites with bedroom two also having a walk-in wardrobe and large balcony with remarkable views of the gardens. Outside has impressive gardens with seating balcony area and a separate restored coach house with mezzanine and WC. The driveway provides ample off street parking and a large double garage.

A viewing absolutely essential to appreciate all on offer.



Location

Woodville is a village in South Derbyshire approximately 1.5 miles east of Swadlincote and approximately 4 miles west of Ashby de la Zouch, a popular market town offering a range of local amenities and facilities together with transport links and via the A42 dual carriageway to East Midlands conurbations and beyond. Woodville offers a range of village amenities within one mile of the property, including local mini-supermarket, schools, Post Office and village hall/sports facilities. The village is also located on the fringe of the National Forest with associated countryside walks and easy access to Conkers National Forest centre at Moira close by. Road links via the A42 also lead to Nottingham East Midlands Airport and Birmingham Airport together with main line Intercity rail links at Tamworth and East Midlands Parkway. This property resides in North West Leicestershire and within the catchment area of all Ashby de la Zouch schools.



Accommodation Details – Ground Floor

Entry via a stunning traditional doorway leading into the entrance hallway with original flooring and cloakroom WC off. Following through under the stairs and into the main hallway the ground floor splits of: to the left is the breakfast kitchen room presented to a very high specification with chef island and an array of integrated appliances, and French doors overlooking the vast gardens. There is a matching utility room off with door to side access. Off to the right is an impressive bay fronted games/dining room, original flooring, wall panelling and feature fireplace. Finally to the far right of the property is the lounge, beautifully presented with aspects of the original property, including feature fire place and wood panelled wall. This room has been extended to provide a seating area with tiled flooring and French doors opening onto the stunning rear garden.







First Floor

Heading up the wrap around staircase onto the spacious landing is the first floor. This floor contains four bedrooms and a luxury family bathroom. Three of the bedrooms are large doubles, bedroom one has a range of built in wardrobes and access to its own en-suite bathroom with slipper bath. Bedroom two currently used as the main bedroom also has an en-suite shower room, walk in wardrobe and a stunning balcony stretching almost the full width of the property.

Features

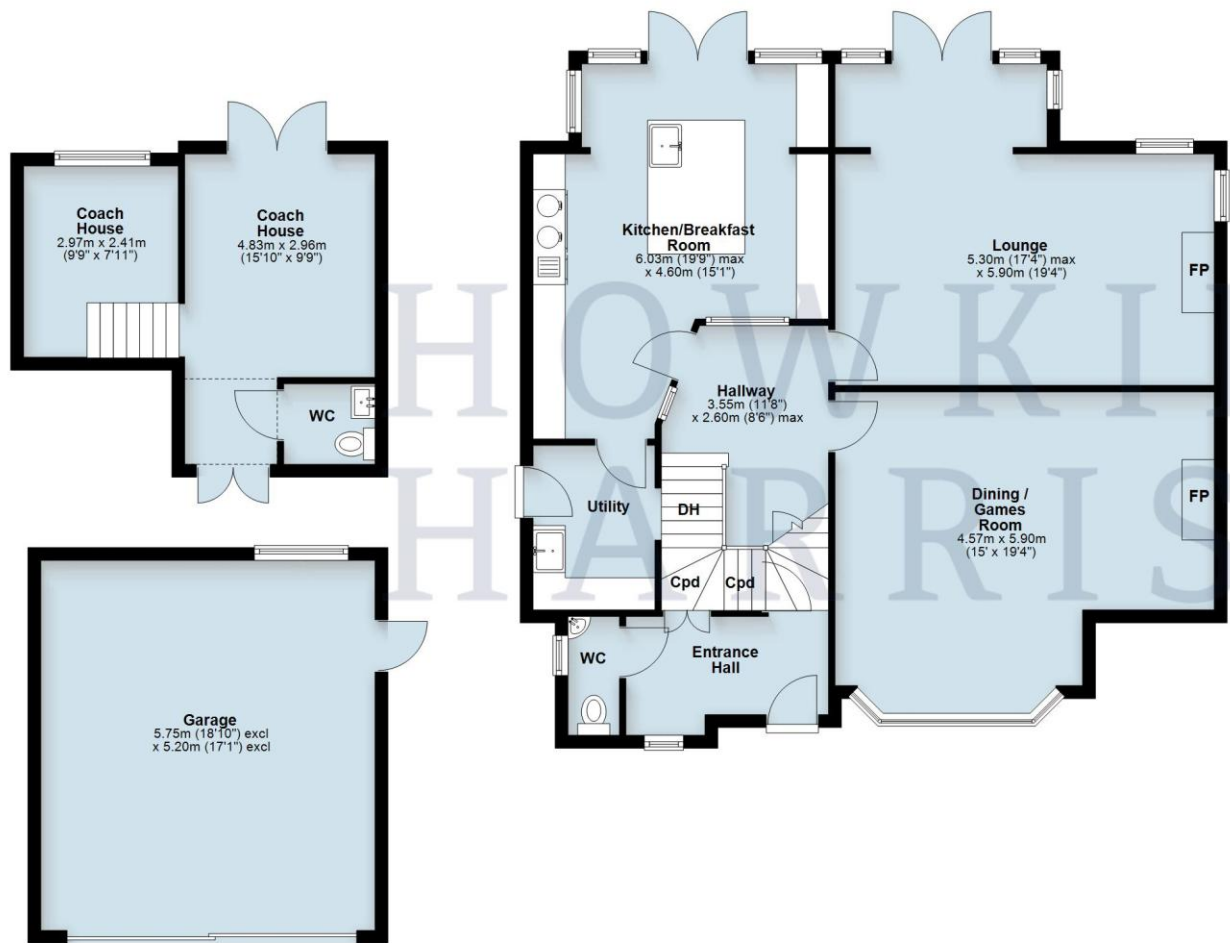
- Beautifully presented 1920's detached property
- Renovated throughout with a mix of modern and original features
- Stunning breakfast kitchen with matching utility room
- 19ft Lounge with French doors and windows to the garden
- Three large bedrooms and a single fourth bedroom
- Two en-suites and family bathroom
- Balcony views to the rear
- Detached coach house with living area, bedroom & WC
- In and out driveway with double garage for multiple vehicles
- Stuperbly maintained gardens





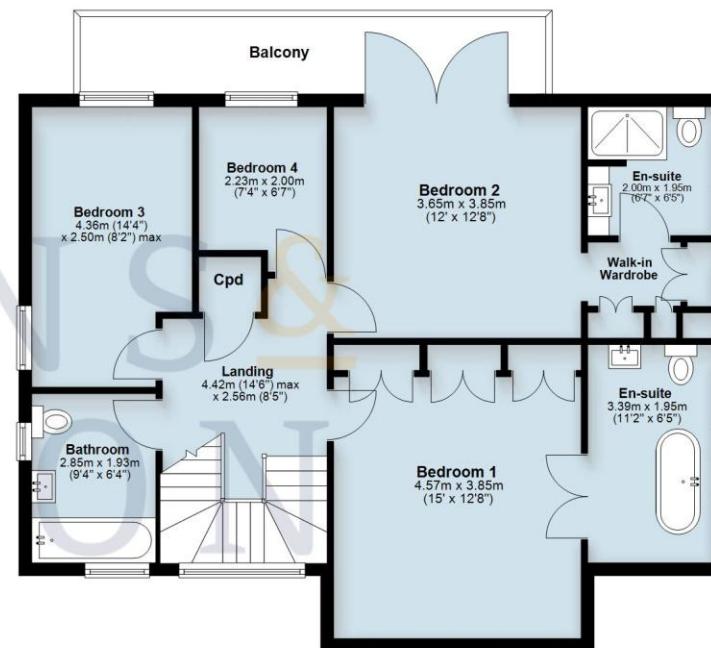
Ground Floor

Approx. 119.7 sq. metres (1288.3 sq. feet)



First Floor

Approx. 80.4 sq. metres (865.1 sq. feet)



Total area: approx. 200.1 sq. metres (2153.4 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate. No responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items. Plan produced using PlanUp.

Outside, Gardens and Grounds

Externally to the front of the property is a generous in and out driveway providing plenty of off street parking leading to a double garage. The rear of the property benefits from immaculately presented tiered gardens boasting a stunning original paved patio area with seating and balcony views. An original feature paved circle is set in the centre of the lower tier with a vast lawned area (formerly tennis courts) surrounded by mature trees, planting, pathways, grotto and cobbled brick seating areas making this a private, non overlooked, tranquil space ideal for family entertainment.

To the left hand side of the property is a delightful detached coach house that has been fully renovated and is an ideal annex/therapy room as it has its own WC and mezzanine/bedroom floor accessed via a ladder.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01530-410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected.]

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - E

**HOWKINS &
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AWAITING EPC



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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