



## 7 Rawdon Terrace Station Road, Ashby-De-La-Zouch, LE65 2GL

**Guide Price £750,000**

A truly distinctive period home within one of Ashby's most sought-after terraces. An elegant Grade II listed Georgian townhouse, ideally positioned in the heart of the historic market town. Offering 2250 sqft of accommodation arranged across four floors, the property blends period charm with well-balanced, versatile living space. Briefly comprising an entrance hall with cloakroom WC, a spacious 19ft living room and separate dining room to the ground floor, while the basement level provides a generous kitchen/diner alongside a comfortable snug, utility room and useful cellar/storage areas. The upper floors provide four well-proportioned bedrooms, including an impressive principal bedroom with direct access onto a private balcony, served by a family bathroom and separate shower room.

Externally, the property enjoys established terraced gardens to the rear, creating an attractive outdoor setting for seating and entertaining, together with the rare advantage of private parking.

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

## LOCATION

Ashby-de-la-Zouch is a historic and highly regarded market town nestled within the heart of the National Forest, renowned for its charming blend of period architecture, independent shops and vibrant community atmosphere. The town centre offers a wide range of amenities including boutique retailers, cafés, restaurants and traditional public houses, together with everyday conveniences such as supermarkets, healthcare facilities and leisure services. Ashby is particularly well known for its historic landmarks, including the impressive Ashby Castle, and for its excellent schooling options with Ashby School and Ivanhoe School both highly regarded locally. The surrounding National Forest provides an abundance of countryside walks, cycling routes and outdoor attractions, while the town is also well placed for commuters with convenient access to the A42 and M42, linking to the wider motorway network and East Midlands Airport.

Distances:

Tamworth – 12 miles

Loughborough – 12 miles

Derby – 15 miles

Leicester – 18 miles

Nottingham – 24 miles

East Midlands Airport – 9 miles

Birmingham Airport – 33 miles

## ACCOMMODATION DETAILS

Entering the property through the front door you arrive into the entrance hall, an impressive and welcoming space with a high ceiling and a staircase rising through the upper floors, creating an immediate sense of the home's Georgian character. From here there is access to the principal ground floor rooms, together with a cloakroom WC positioned conveniently off the hall.

To the front of the property lies the dining room, a well-proportioned reception room featuring a fireplace and large sash window, creating an elegant setting well suited for formal dining and entertaining.

Positioned to the rear is the living room, an equally impressive reception space centred around a period fireplace. This room enjoys tall French doors opening onto the rear garden, allowing plenty of natural light to fill the room while providing a lovely outlook over the terrace and gardens beyond.

From the entrance hall, stairs descend to the basement level, which provides an excellent range of practical and sociable living space. The kitchen/diner is particularly generous in size, fitted with a range of modern units and incorporating ample space for a dining table, making it an ideal everyday family hub. Also on this level is a comfortable snug, providing a cosy additional reception room, alongside a utility room and further cellar/store rooms offering useful storage.

## UPPER FLOORS

Returning to the entrance hall, the staircase rises to the first floor landing. The principal bedroom is an impressive room positioned to the rear of the property, enjoying French doors opening directly onto a private balcony with wrought

iron balustrade and views over the gardens. Also on this level is a spacious family bathroom, beautifully appointed and featuring a freestanding claw-foot bath alongside a separate shower.

Continuing to the second floor, the landing provides access to three further bedrooms, each well-proportioned and offering flexible use as additional bedrooms, guest accommodation or home working space. A shower room also serves this level.

## OUTSIDE

Externally the property benefits from established terraced gardens to the rear, arranged over several levels with attractive seating areas that make the most of the setting. In addition, the property enjoys the rare advantage of private parking to the rear. 8 Rawdon Terrace has permission for pedestrian access through the rear of the garden.

## Viewing Arrangements

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

## Local Authority

North West Leicestershire District Council tel:01530-454545.

## Council Tax Band

Band- D

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Fittings & Fixtures

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 main water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property. There is partial underfloor heating in the kitchen.

## Additional Services

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

## Important Information

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.





Total area: approx. 209.1 sq. metres (2251.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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