Measham Road

Ashby-de-la-Zouch, LE65 2PF

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Offers over £800,000

A unique detached former lodge to the prestigious Rotherwood House, occupying a generous 0.25-acre plot in one of Ashby-de-la-Zouch's most sought-after locations. Steeped in character yet thoughtfully reimagined for modern family living, offering 1,684 sq ft of stylish, well-balanced living space.

A unique detached former lodge to the prestigious Rotherwood House, occupying a generous plot of approximately 0.25 acres within one of Ashby-de-la-Zouch's most sought-after residential locations. Steeped in character yet thoughtfully reimagined for modern family living, this exceptional single-storey home extends to approximately 1,684 sq ft and offers beautifully balanced accommodation, blending elegant reception rooms with impressive open-plan living spaces.

Beyond the electrically operated gates, a sweeping driveway creates an immediate sense of arrival, leading to a substantial triple garage, extensive parking and beautifully maintained gardens that wrap around the property, providing a wonderful setting for both entertaining and everyday life.

At the heart of the home is a superb open-plan kitchen, breakfast and living area, designed as a sociable space where family and friends naturally come together. Flooded with natural light, it flows effortlessly into the adjoining sun room, where bi-fold doors open onto the sun terrace and established gardens, creating a seamless connection between inside and out during the warmer months.

Leading off is a lobby and a useful guest cloakroom.

For quieter occasions, the elegant sitting room offers a welcoming retreat with views across the lane to the fields, the room is centred around an attractive feature fireplace with a beamed mantel carved with the famous words of W. B. Yeats: "And pluck till time and times are done, The silver apples of the moon, The golden apples of the sun."

The separate dining room, with its feature fireplace, provides the perfect setting for formal entertaining or family celebrations and is generously proportioned to accommodate an additional seating area if desired.

The bedroom accommodation is equally impressive. The principal suite enjoys its own en-suite shower room, while the second bedroom also benefits from en-suite facilities. Bedrooms three and four are served by a stylish Jack and Jill shower room, with one currently arranged as a home office, offering excellent flexibility for modern lifestyles.

Outside, the lodge is approached via a shared driveway with Rotherwood House. The gardens are a particular highlight, with the plot extending to approximately 0.25 acres. Predominantly laid to lawn, they are complemented by generous seating areas and a sun terrace, providing the ideal setting for alfresco dining, relaxing or entertaining throughout the year.

Situated within walking distance of Willesley Park Golf Club and just moments from Ashby-de-la-Zouch's thriving town centre, the property enjoys the perfect balance of tranquillity and convenience. Ashby-de-la-Zouch offers an excellent range of independent shops, cafés, restaurants and supermarkets, together with highly regarded schools, whilst the nearby A42, M42 and M1 provide superb commuter links to Birmingham, Leicester, Nottingham and East Midlands Airport.

A rare opportunity to acquire a distinctive home of considerable character in an established and highly desirable setting, offering generous accommodation and an outstanding lifestyle appeal.

Agents notes: The Land Registry Title refers to restrictive covenants; a copy of the document is available to view on request.
The property has a shared drive approach with Rotherwood House.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Drive & triple garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/16072026

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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.

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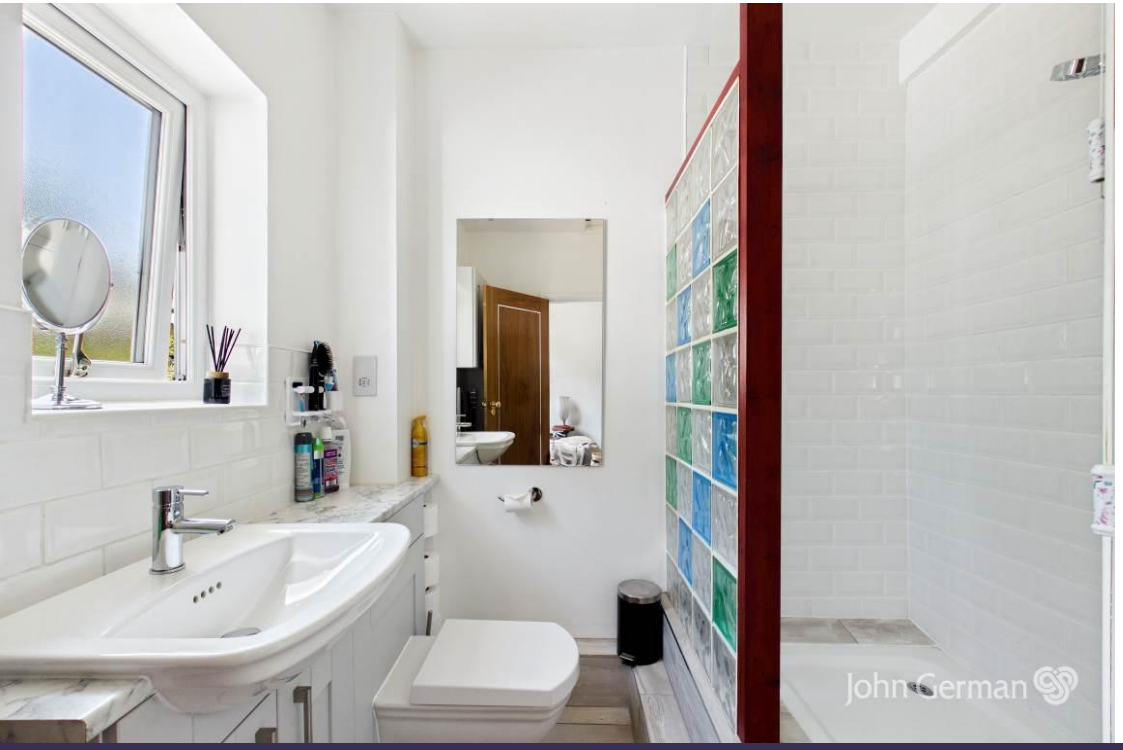
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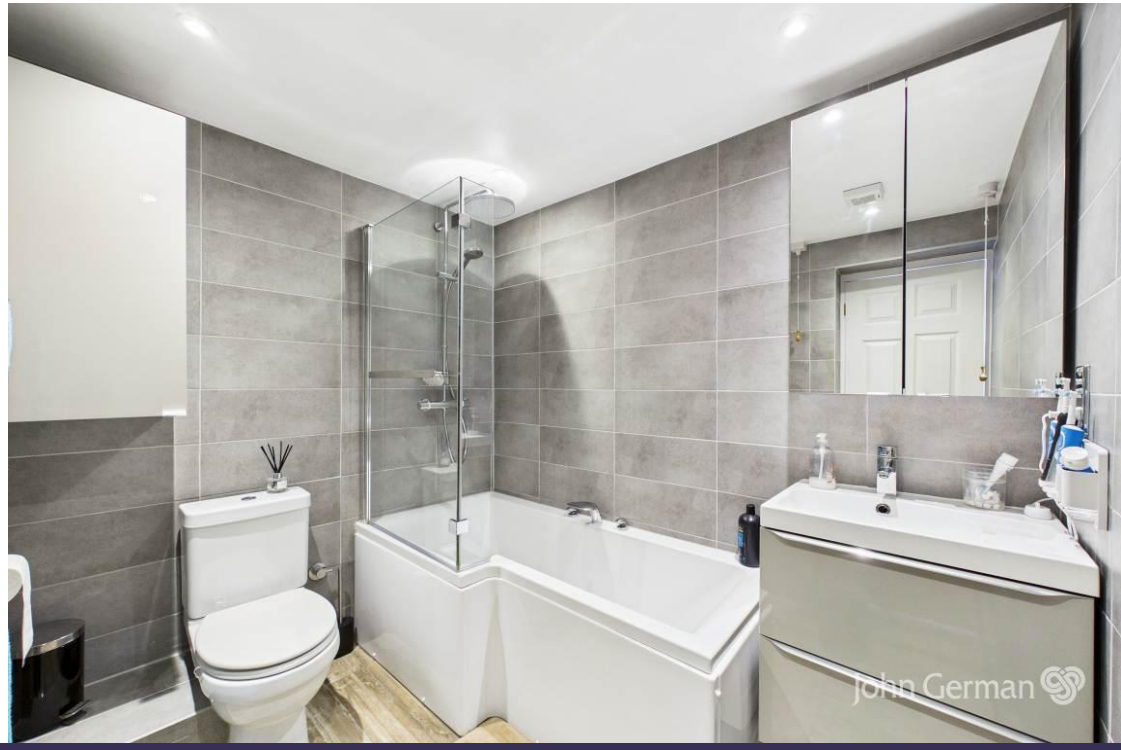
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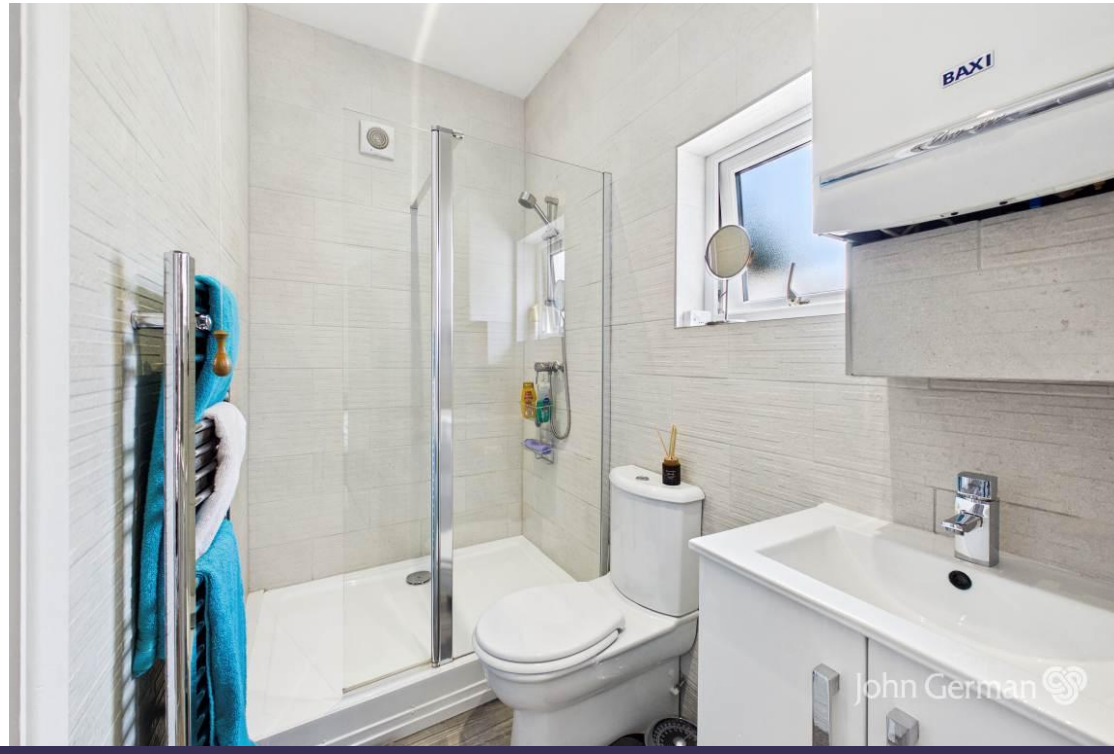
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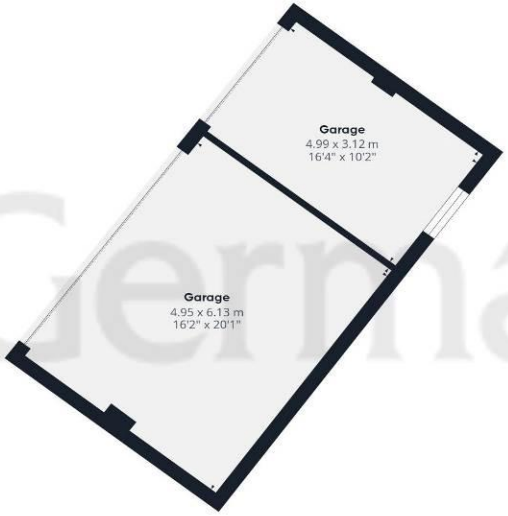
Ground Floor Building 1



Ground Floor Building 2

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Approximate total area(1)

203 m²

2186 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

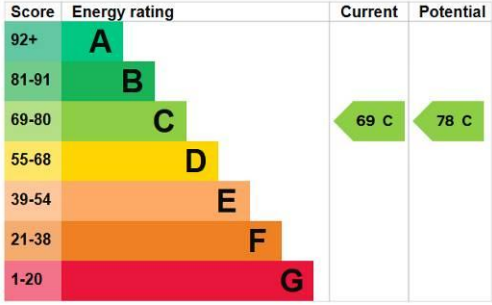
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



John German

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

01530 412824

ashbysales@johngerman.co.uk

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

John German