

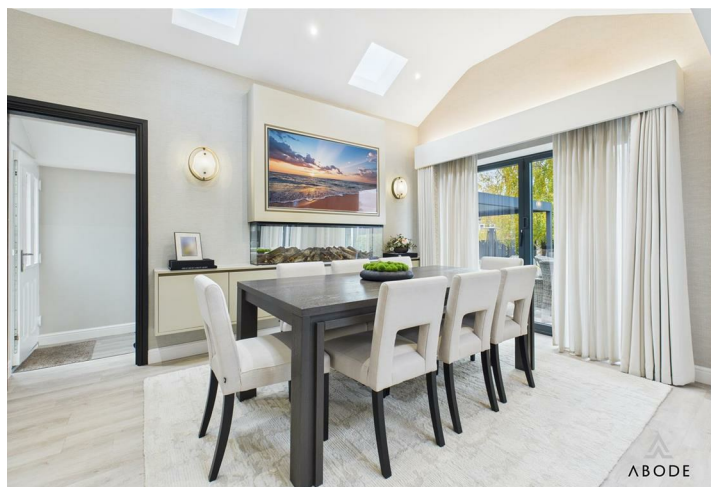




This exceptional residence represents a masterclass in contemporary design, having undergone a comprehensive transformation to create a high-specification home that perfectly balances luxurious aesthetics with everyday functionality. The property boasts significant curb appeal with its neatly palisaded frontage and traditional architectural charm, which is now seamlessly blended with modern upgrades. The exterior is further enhanced by a practical and spacious garage featuring a contemporary electric up-and-over door for effortless access and a side-elevation window that ensures the space is bright and versatile.

The heart of the home is the spectacular open-plan kitchen and dining suite, featuring soaring vaulted ceilings, dual roof lanterns, and a magnificent marble-effect waterfall island. This space transitions through oversized anthracite sliding doors to a private, low-maintenance garden sanctuary, designed for al fresco dining and framed by established boundaries for complete privacy. Inside, the lounge offers a cinematic atmosphere with its bespoke media wall and stunning coffered ceiling, while practicality is prioritized with a dedicated utility suite and a boutique-style cloakroom. The upper floor provides a sanctuary of calm, including three spacious bedrooms and a spa-like family bathroom.

Located in the historic market town of Ashbourne, this property offers a perfect blend of tradition and modern convenience. The thriving town centre is celebrated for its independent shops, vibrant cafes, and the famous annual Royal Shrovetide Football tradition. Families are particularly drawn to the area by the highly regarded Queen Elizabeth's Grammar School (QEGS) and the local golf course. Positioned for easy travel, Ashbourne provides swift access to the A50, M1, and M6, while a comprehensive bus network and nearby rail links ensure excellent connectivity.

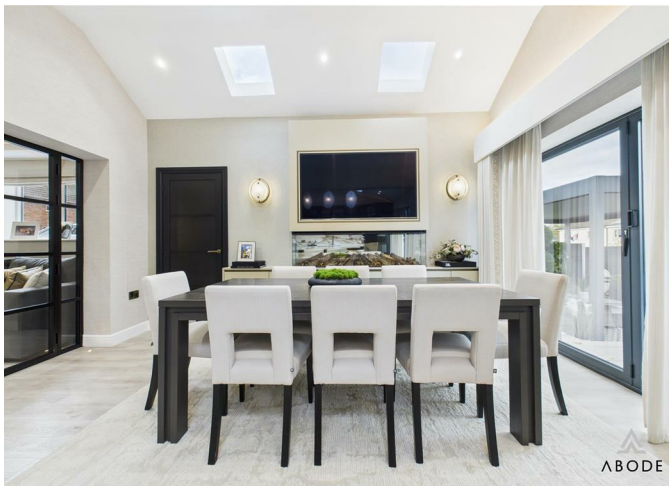


Hallway

The entrance hallway serves as a masterfully executed introduction to this exceptional residence, immediately setting a tone of understated luxury and sophisticated design. As the primary artery of the home, the space has been curated to offer a seamless transition between the various ground-floor living zones, characterised by a refined neutral palette and clean, crisp architectural lines. The hallway is bathed in a soft, natural light that accentuates the premium flooring and high-quality wall finishes, creating a sense of openness that is both welcoming and impressive.

Central to its design are the striking Crittall-style internal doors, which provide a modern, industrial-chic aesthetic while allowing for a continuous visual flow and shared light between the hall, the lounge, and the spectacular kitchen-diner beyond. Every element, from the subtle placement of atmospheric lighting to the exquisite attention to detail in the skirting and joinery, has been carefully considered to ensure that the property's high-specification finish begins the moment you step through the front door. This is far more than just a transitional space; it is a grand entrance that perfectly anticipates the scale and luxury of the accommodation that lies within, offering a sense of calm and order that defines the entire home.







Cloakroom

The ground floor cloakroom has been masterfully reimagined as a chic, boutique-style space that makes a bold design statement. Featuring a sophisticated palette of deep, moody tones, the room is enveloped in premium large-format tiling that provides a seamless and stone-effect finish, immediately evoking the feel of a luxury hotel suite. The central feature is a stunning wall-mounted floating vanity unit, topped with a contemporary vessel sink and accessorized with opulent gold-toned hardware for a touch of refined glamour.

Every element has been intelligently integrated to maximize the sense of space, from the modern concealed cistern to the strategically placed atmospheric lighting that highlights the rich textures of the walls. This is a space where functional necessity meets high-end art, ensuring that even the most compact room in the house shares the property's uncompromising commitment to quality and contemporary style.

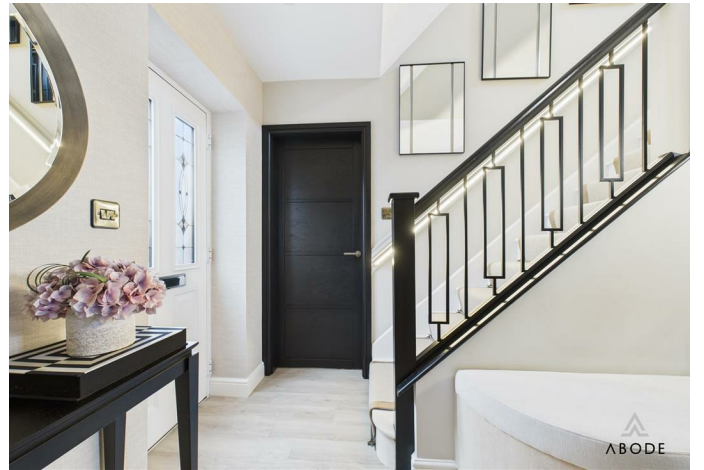
Garage

The garage is a practical and spacious outbuilding designed for secure parking or additional storage. To the front, it features a modern electric up-and-over door, allowing for effortless access at the touch of a button. The space is well-lit and feels airy thanks to a window positioned on the side elevation. This functional building offers a versatile area that is perfect for housing a vehicle, setting up a home workshop, or keeping household items safe and dry.

W.C.

The ground floor guest cloakroom has been transformed into a masterclass of compact design, perfectly blending high-end aesthetics with essential practicality. Characterised by a sophisticated and moody color palette, the space features premium large-format tiling that creates a seamless, stone-effect backdrop for the contemporary suite. A stunning wall-mounted floating vanity serves as the focal point, topped with a designer vessel sink and finished with opulent gold hardware that adds a luxurious, boutique-hotel feel to the space. Every detail, from the concealed cistern to the integrated atmospheric lighting, has been meticulously planned to ensure that even the most functional room in the home maintains the property's uncompromising standard of luxury and style.





Open Plan Living/Dining Kitchen

The definitive heart of this exquisite residence is the breathtaking open-plan kitchen and dining suite, a masterpiece of contemporary architecture that seamlessly blends high-end luxury with everyday functionality. Upon entering, one is immediately struck by the soaring vaulted ceilings and twin oversized roof lanterns that bathe the entire space in an abundance of natural light, creating an airy and uplifting atmosphere throughout the day. At the center of this culinary sanctuary stands a magnificent marble-effect waterfall island, which serves as both a sophisticated focal point and a primary social hub, complete with an integrated breakfast bar for casual dining or evening entertaining.

The kitchen itself is a study in sleek, minimalist design, featuring an expansive range of handleless cabinetry that provides an incredible amount of storage while concealing premium integrated appliances, ensuring the clean lines of the room remain undisturbed. Every detail has been meticulously considered, from the subtle recessed perimeter lighting that adds a warm, atmospheric glow to the evening ambiance to the elegant Crittall-style internal doors that provide a stylish, transparent transition to the adjacent living areas.

For those who enjoy hosting, the vast dining zone offers ample space for a large-scale banquet table, positioned perfectly to take in views of the garden. The transition to the outdoors is achieved through oversized anthracite sliding doors that, when opened, create a seamless connection to the garden terrace, effectively doubling the entertaining space during the summer months. This room represents the pinnacle of modern living, offering a meticulously crafted environment that is as beautiful as it is practical.

Lounge

The lounge is a masterpiece of contemporary sophistication, serving as a tranquil retreat that balances grand architectural features with the comforts of a modern home. The focal point of the room is a bespoke, full-height media wall that has been meticulously crafted to house a state-of-the-art integrated linear fireplace, providing a warm and ambient glow at the touch of a button. This impressive installation is flanked by recessed shelving units, each subtly enhanced with integrated LED backlighting that creates a beautiful sense of depth and allows for the elegant display of personal treasures.

Above, the sense of grandeur is further elevated by a stunning coffered ceiling, which incorporates hidden perimeter lighting to offer a soft, cinematic atmosphere during the evening hours. The entire space is finished in a refined neutral palette, complemented by plush, deep-pile carpeting and high-quality wall treatments that add a layer of quiet luxury and warmth to the environment. Elegant Crittall-style internal doors not only provide a striking design statement but also ensure a seamless visual flow into the adjoining living areas, allowing natural light to move freely throughout the ground floor. Every detail in this room has been carefully curated to create a space that is as perfect for intimate family evenings as it is for impressive formal entertaining, representing a standard of finish rarely seen on the market.

Utility

Complementing the high-specification kitchen is a dedicated and discreetly positioned utility suite, designed to offer maximum functional efficiency without compromising the home's streamlined aesthetic. This space has been thoughtfully curated to mirror the sophisticated finish found throughout the main living areas, featuring the same premium handleless cabinetry and elegant stone-effect worktops that define the kitchen's contemporary character. By providing a separate, organized environment for laundry facilities and additional household storage, the utility room ensures that the primary entertaining spaces remain entirely clutter-free and tranquil.

Every inch of this room has been utilized to create a practical yet stylish workstation, complete with bespoke plumbing for modern appliances and ample cupboard space to house everyday essentials out of sight. The attention to detail extends to the integrated task lighting and high-quality flooring, ensuring that even the most functional area of the home feels like a cohesive part of the overall luxury design. This essential space is a testament to the home's intelligent layout, offering a perfect balance of domestic convenience and sophisticated modern living for the busy contemporary family.



Landing & Bedrooms

The first-floor landing continues the property's theme of contemporary elegance, acting as a bright and sophisticated hub that connects the private quarters. Finished with plush neutral carpeting and crisp white woodwork, the space feels open and airy, benefiting from the natural light that filters up from the ground floor. The landing provides a polished transition to the bedrooms and family bathroom, ensuring the high-specification aesthetic is maintained throughout every square inch of the upper level.

The master bedroom suite is a masterclass in tranquil, high-end design, featuring a magnificent bespoke floor-to-ceiling upholstered headboard that serves as a plush focal point for the room. Traditional wall paneling adds a layer of timeless character, while the soft, neutral color palette creates a calming sanctuary perfect for relaxation. Large windows are dressed with premium plantation shutters, allowing for precise control over light and privacy, while the generous proportions of the room offer ample space for additional furnishings without compromising the sense of serenity.

A second bedroom showcases exceptional versatility and creative design, featuring a custom-built triple bunk unit that is perfect for a growing family or as a stylish guest room. This cleverly executed installation maximizes floor space while maintaining the home's signature polished finish, proving that practical family solutions can be achieved with sophisticated style. The room remains bright and inviting, finished with the same high-quality materials found in the master suite to ensure a cohesive feel across the entire first floor.

One of the front bedrooms has been omitted from the listing. The bedroom is a large double size with a light filling window to the front elevation.

Bathroom

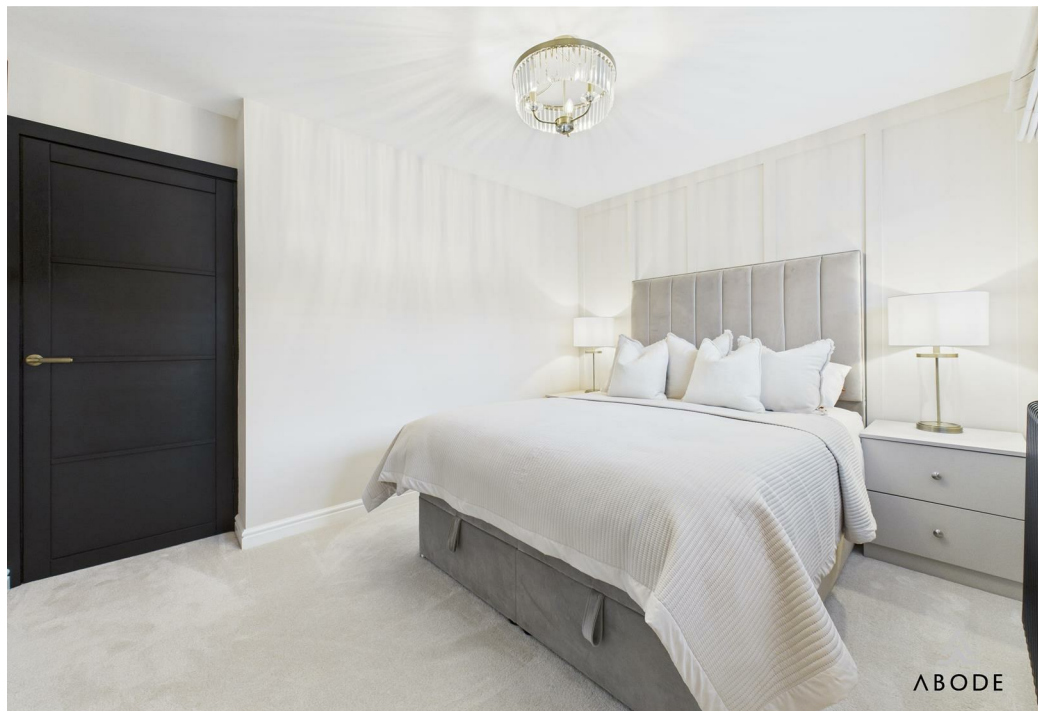
The family bathroom is a spa-like retreat, meticulously finished with large-format stone-effect tiling and designer gold hardware that adds a touch of modern opulence. A floating vanity with a marble top provides elegant storage, while the vessel sink and contemporary fixtures reflect a commitment to quality and hotel-standard luxury. Every detail has been carefully considered to create a functional yet indulgent space, offering a perfect environment for unwinding at the end of the day.

Outside

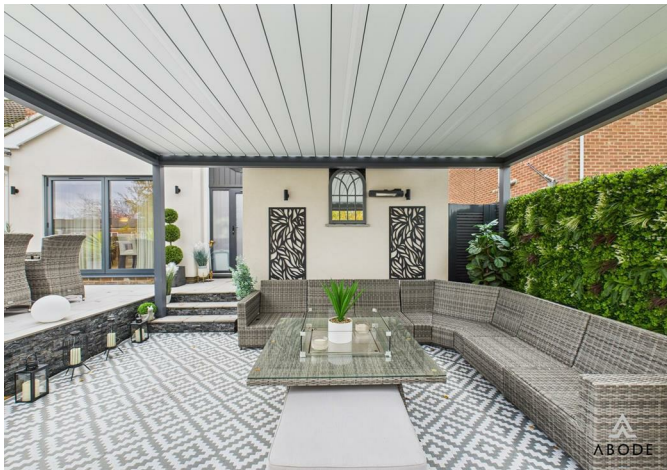
The exterior of this property presents a striking first impression, perfectly balancing traditional architectural charm with sleek, contemporary accents that hint at the luxury within. The residence begins with a neatly palisaded frontage that provides a clear sense of boundary and curb appeal, leading the eye toward a facade that has been thoughtfully maintained to preserve its original character while integrating modern upgrades. This refined entrance sets a sophisticated tone, offering a welcoming transition from the quiet residential surroundings into the private world of the home.

To the rear, the property reveals a private outdoor sanctuary designed with both relaxation and high-end entertaining in mind. The expansive paved terrace serves as a seamless extension of the kitchen and dining suite, creating a magnificent setting for al fresco dining and summer soirées where indoor and outdoor boundaries blur. Framed by established hedges and secure boundary walls, the garden offers a rare degree of privacy and tranquility, providing a lush, green backdrop that requires minimal upkeep.

The grounds are further enhanced by a versatile timber outbuilding, which offers excellent storage or the potential for a creative garden studio, while the overall layout emphasizes a clean, manageable design. Every element of the exterior has been considered to complement the home's high-specification interior, resulting in a cohesive lifestyle space that is as functional as it is visually impressive. This is a garden designed for the modern homeowner, offering a peaceful retreat that is perfectly equipped for the best of contemporary outdoor living.









ABODE

ABODE



Floor 0

Approximate total area⁽¹⁾

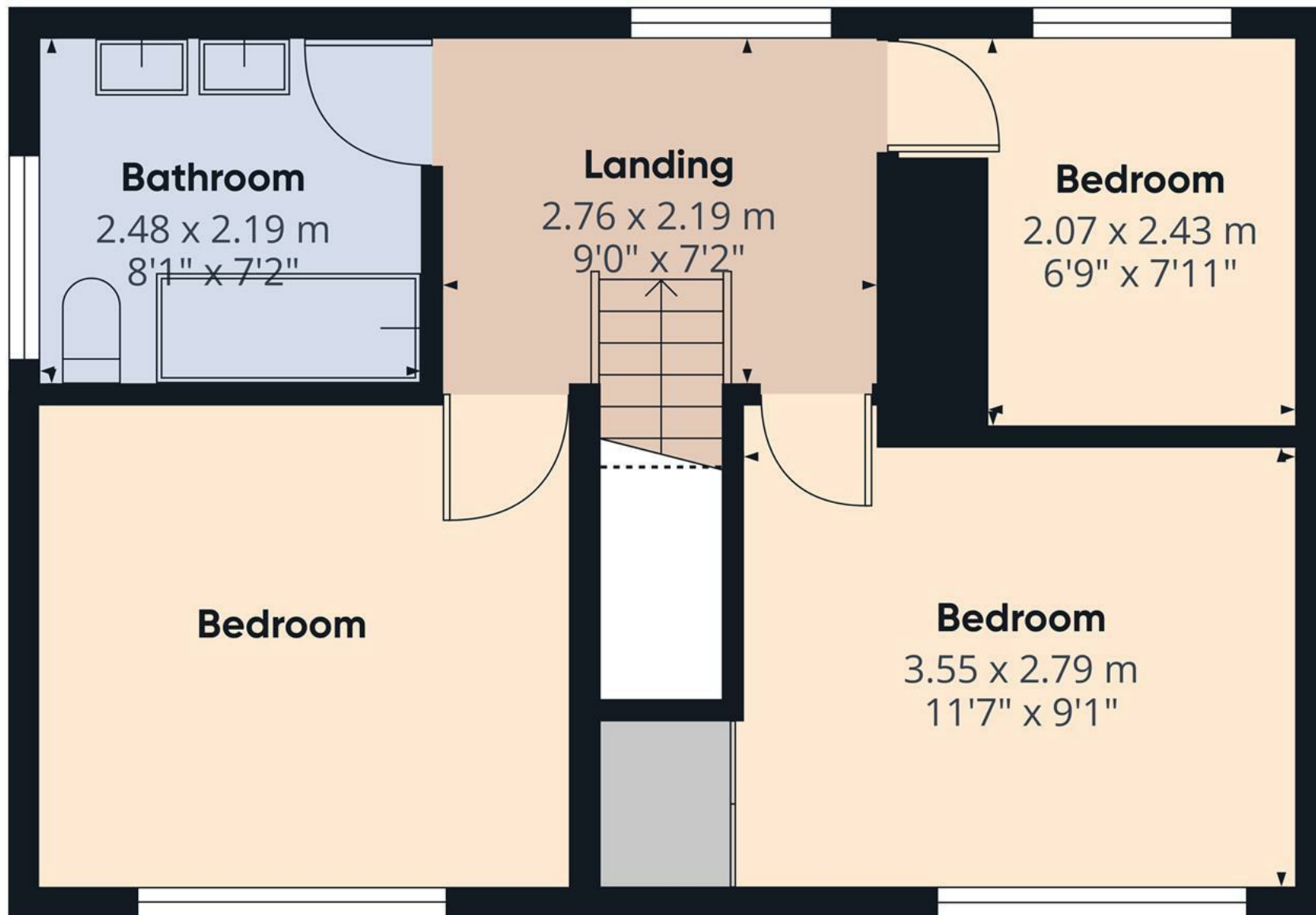
94 m²

1011 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.

GIRAFFE360



Approximate total area⁽¹⁾
27.4 m²
295 ft²

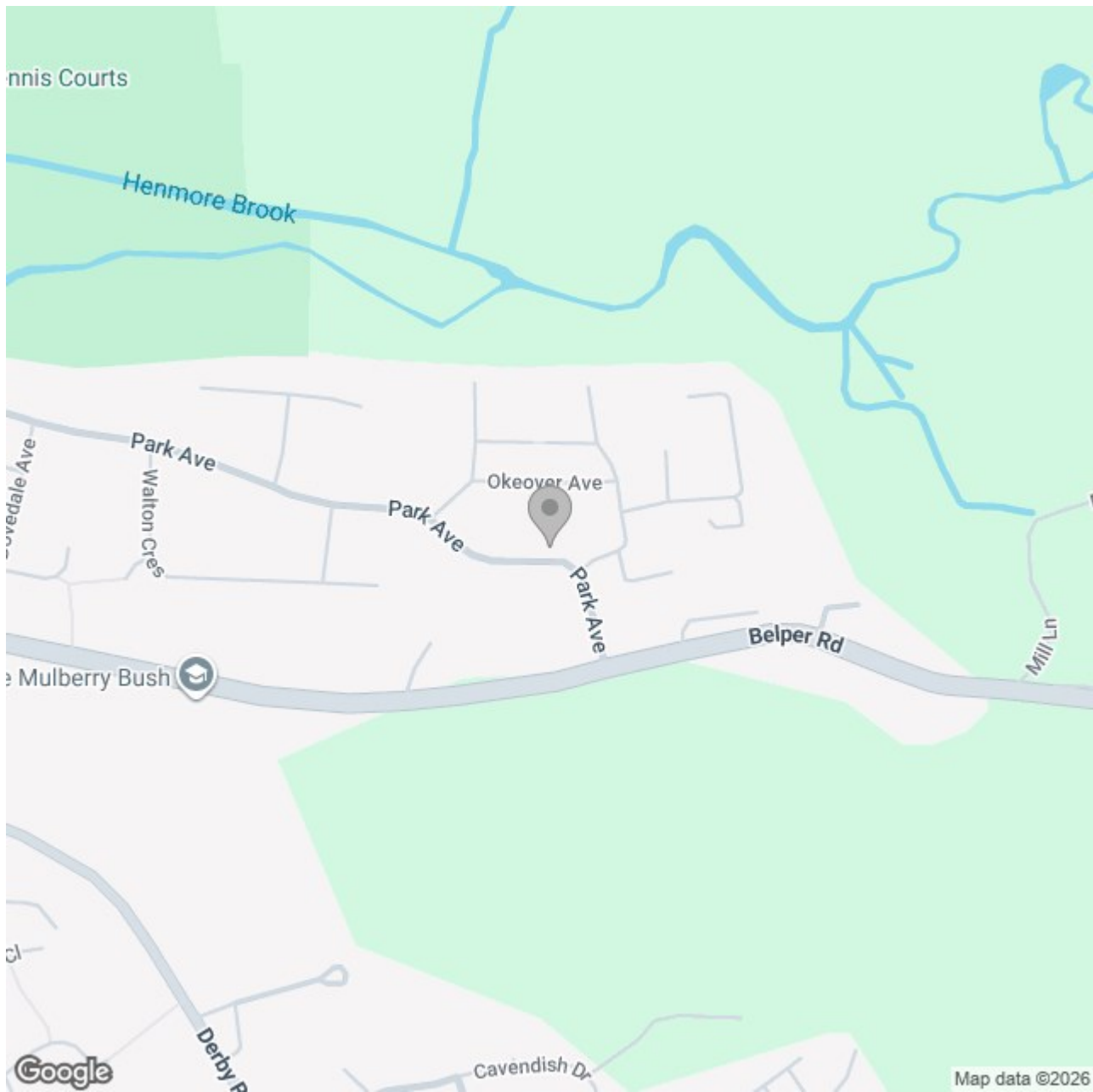
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC