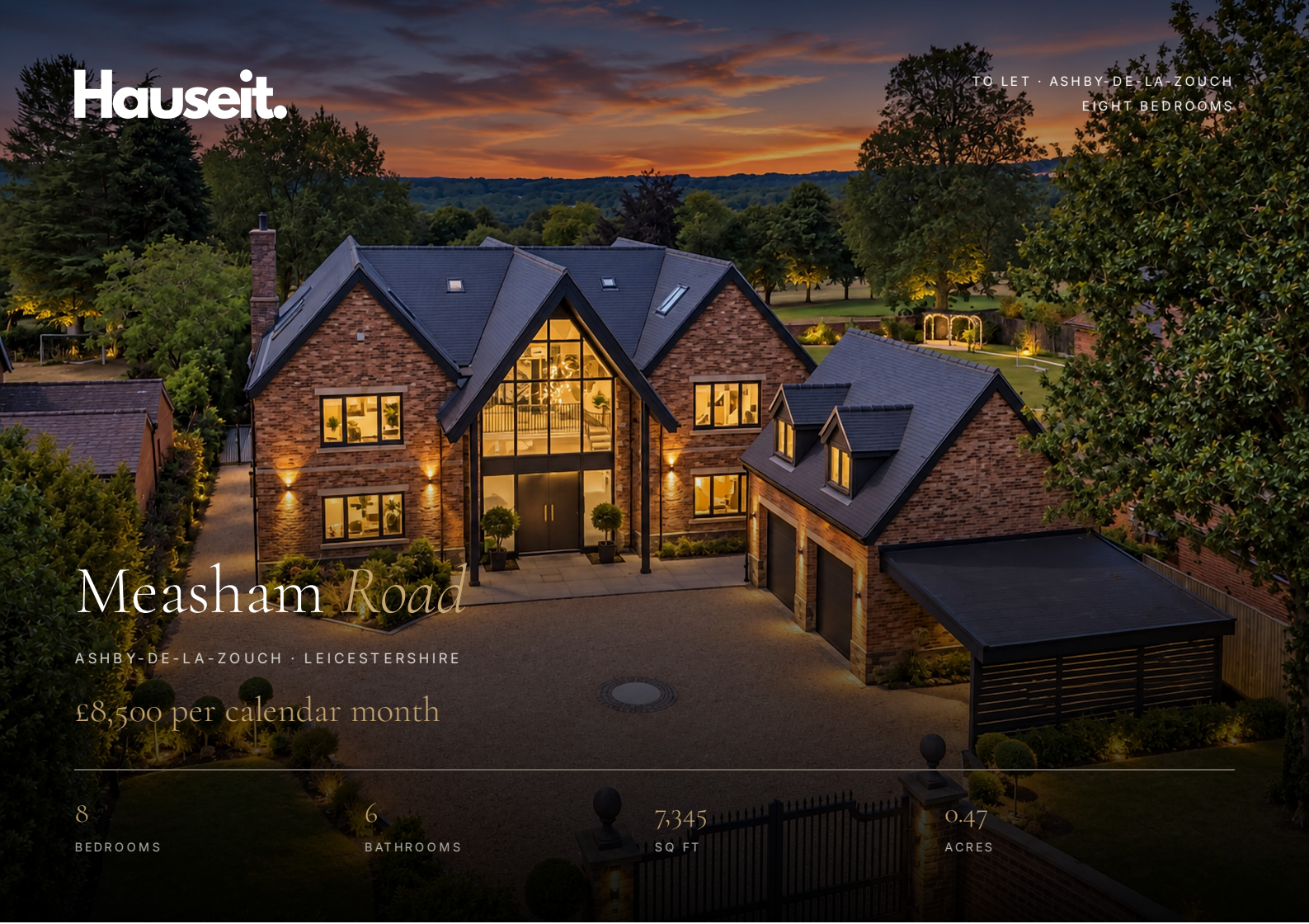




Hauseit.

TO LET · ASHBY-DE-LA-ZOUCH
EIGHT BEDROOMS

Measham Road

ASHBY-DE-LA-ZOUCH · LEICESTERSHIRE

£8,500 per calendar month

8

BEDROOMS

6

BATHROOMS

7,345

SQ FT

0.47

ACRES

THE PROPERTY

Seven thousand square feet on the edge
of a market town, built to *order*

Built in 2017 by Keller Homes, this is a house designed for entertaining as much as living. Behind remote gates and a stone-chipped forecourt, a full-height reception hall with twin staircases opens onto four reception rooms, including a games room with its own bar and a dedicated cinema room.

The whole rear of the house is one open-plan kitchen, dining and living space, with sliding doors along its length to the terrace and lawn. The principal suite has a vaulted ceiling, a dressing room with a concealed bar, and a balcony over the garden to the golf course beyond.

Eight bedrooms and six bathrooms sit across three floors, one of them a self-contained annexe above the garage. Air conditioning, underfloor heating, solar with battery storage and an EV charger are all in.

AT A GLANCE

- Eight bedrooms, six bathrooms, four receptions
- Full-height reception hall with twin staircases
- Open-plan kitchen, dining and living across the rear
- Games room with bar, and a cinema room
- Principal suite with dressing room and balcony
- Annexe with kitchenette and shower room
- Double garage, carport and gated parking
- Solar panels, battery storage and EV charging

PROPERTY INFORMATION

RENT	£8,500 pcm
DEPOSIT	To be confirmed
MINIMUM TERM	To be confirmed
FURNISHING	To be confirmed
AVAILABLE FROM	To be confirmed
INTERNAL AREA	7,345 sq ft / 682 sq m
LOCAL AUTHORITY	North West Leicestershire
COUNCIL TAX BAND	H
EPC RATING	B



Behind the gates

Remote gates off Measham Road open onto a stone-chipped forecourt with parking for numerous cars, a carport and a double garage with EV charging.

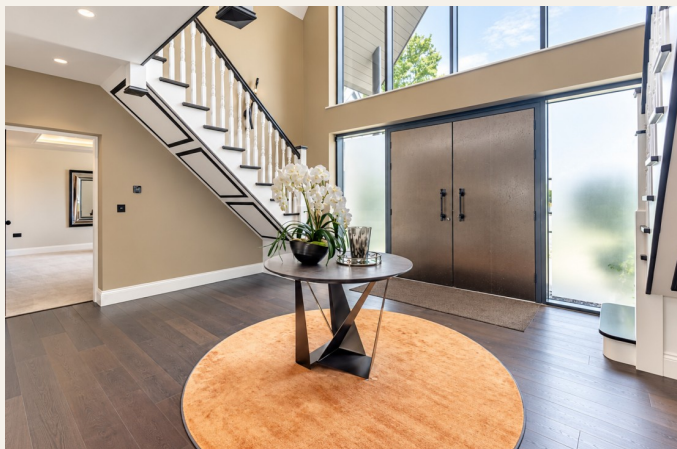


The reception hall

Twenty-two feet square and open to the roof, with twin staircases rising to a galleried landing and a glazed gable filling the space with light.

RECEPTION HALL

Arrival, and the view *from the landing*



STEEL FRONT DOORS BENEATH THE GLAZED GABLE



GALLERIED LANDING WITH VIEWS TO OPEN COUNTRY

Dark oak flooring runs through the hall and up to the landing, where the apex glazing looks straight out over the front garden to the fields beyond.

A modern sitting room with a warm and inviting atmosphere. The room features two plush blue velvet sofas with gold piping and teal cushions. A large, dark wood coffee table sits on a light-colored shag rug. In the background, a stone fireplace with a black wood burner is topped with a white mantel, a flat-screen TV, and decorative items including vases and antlers. A large window with a striped valance and a tall potted plant are also visible. To the right, a set of large glass doors with black frames opens onto a lush garden. The ceiling is white with recessed cove lighting and a central speaker. The walls are a neutral cream color.

The sitting room

A stone fireplace with inset log burner, cove lighting, ceiling speakers and remote blinds, with doors opening onto the terrace.

One room, the full width *of the house*



THROUGH THE CRITTALL SCREENS TO THE DINING AREA



PANELLED FEATURE WALL TO THE SITTING AREA

Glazed steel screens divide the sitting, dining and kitchen areas without closing them off, so the whole of the rear elevation reads as a single thirty-nine foot space.



Dining

Sliding doors the length of the room open onto the terrace, with the kitchen through the screen to one side and the sitting room to the other.

A wide-angle photograph of a modern kitchen and dining area. In the foreground, a large kitchen island with a white quartz countertop and dark navy blue cabinetry is the central focus. The island features a sink with a gold faucet and a wine cooler. Three large, round, white pendant lights hang above the island. To the right, a long wall of dark navy blue cabinetry houses a Wolf range, Sub-Zero refrigeration, and a Miele coffee machine. The floor is made of large, light-colored marble tiles. In the background, a dining area with a round table and white chairs is visible, along with large glass doors leading to a garden.

The kitchen

Bespoke cabinetry with a Wolf range, Sub-Zero refrigeration, Miele coffee machine and a quartz island with sink, wine cooler and boiling-water tap.

KITCHEN

Marble floors and a *curved breakfast bar*



TWIN SUB-ZERO FRIDGES AND INTEGRATED WINE STORE



FROM THE DINING TABLE THROUGH TO THE KITCHEN

A separate utility with twin Belfast sinks sits behind a concealed door, with a laundry chute from the floors above and a boot room beyond.



The games room

Twenty-two feet with a fitted bar, pool table and wood flooring, lit from a cove around the whole room.

CINEMA ROOM

A room built for *the screen*



FITTED MEDIA WALL WITH LIT DISPLAY SHELVING



BENEATH A COPPER-LEAF CEILING

Eighteen feet square, carpeted and quiet, with a bespoke media wall across one end and a mirrored feature panel opposite.



The principal suite

Vaulted and panelled, with herringbone walnut floors, air conditioning and sliding doors onto a balcony over the garden and golf course.

PRINCIPAL SUITE

Dressing room, and *the balcony*



FITTED WARDROBES, ISLAND AND CONCEALED BAR



COMPOSITE DECKING, GLASS BALUSTRADE, THE GOLF COURSE BEYOND

The dressing room is nineteen feet long with a seating area of its own; the balcony runs the width of the bedroom and is lit for the evening.

BATHROOMS

Six bathrooms, *marble and brass*



PRINCIPAL EN-SUITE WITH SLIPPER BATH AND TWIN VANITY



WALK-IN SHOWER ROOMS TO THE FURTHER BEDROOMS

Bedrooms two and three each have a dressing area and en-suite shower; bedroom four shares a Jack and Jill bathroom; the second floor has its own bathroom, and the annexe its own shower room.



BEDROOMS

Eight bedrooms over *three floors*

Three further doubles on the first floor, each with air conditioning and its own dressing area or fitted wardrobes, and three more on the second floor alongside a study area and bathroom.

Bedroom eight is the annexe: a vaulted room above the garage with a kitchenette and shower room, reached by its own entrance and stair.

BEDROOMS TWO TO FOUR

Eighteen feet, air conditioned



The gardens

A full-width tiled terrace with raised planters, external lighting and patio heaters, and the lawn running down to the boundary hedge on almost half an acre.

THE LOCATION

Ashby-de-la-Zouch, at the centre
of the *Midlands*

Ashby is a historic market town with a castle at its heart and a high street of independents, coffee shops and national names, with supermarkets and an M&S Food a short drive from the door. Schooling is strong at every level, with five primary schools, Ivanhoe School and Ashby School with its sixth form.

The A42 runs past the town, giving fast access south-west to the M42, Birmingham and Birmingham Airport, and north-east to the M1, Nottingham and East Midlands Airport at Castle Donington.



APPROXIMATE DISTANCES

Ashby town centre	1 mile
A42	2 miles
East Midlands Airport	12 miles
Leicester	18 miles
Nottingham	22 miles
Birmingham	30 miles

Distances are approximate and given as a guide only. Applicants should satisfy themselves as to school catchments and admissions criteria.

FLOORPLAN

7,345 sq ft over *three floors*



GROUND FLOOR

Entrance hall	21'11" x 21'9"
Kitchen and dining	39'0" x 27'11"
Sitting room	23'3" x 18'4"
Games room	22'6" x 18'3"
Cinema room	18'7" x 18'4"
Utility · Boot room	12'10" x 11'11" · 12'2" x 8'3"

FIRST FLOOR

Principal bedroom	21'0" x 19'5"
Dressing room	19'2" x 11'5"
Balcony	19'5" x 12'0"
Bedroom two	18'2" x 14'2"
Bedrooms three and four	18'3" x 13'0" · 18'4" x 13'0"
Bedroom eight (annexe)	19'11" x 17'3"

SECOND FLOOR AND OUTSIDE

Bedroom five	17'10" x 11'4"
Bedroom six	15'8" x 11'7"
Bedroom seven	13'6" x 11'4"
Study	15'5" x 11'7"
Double garage	20'10" x 20'10"
Carport	20'10" x 14'10"

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Arrange a *viewing*

Viewings are strictly by appointment. To arrange one, or to discuss letting your own property, please get in touch.

BOOK A VIEWING

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Hauseit Ltd 15756725 · Client Money Protect CMP014428 · Property Redress Scheme PRS046309



These particulars are intended as a general guide only and do not form part of any offer or contract. All measurements, areas and distances are approximate. Nothing here should be relied upon as a statement or representation of fact. Hauseit has not tested any services, appliances, equipment or fittings. Photography is for illustration only, and fixtures, fittings and furnishings shown are not necessarily included in the letting. All applicants are subject to referencing and right-to-rent checks. Particulars prepared September 2026.