



Alexanders

# Measham Road Ashby-De-La-Zouch

- Remarkable detached family home
- Art-deco design constructed in circa 1920's
- Triple aspect kitchen/diner/family room
- Six bedrooms and six reception rooms
- 5,700 square feet of immaculate accommodation
- Mature 0.58 acre plot overlooking Willesley Golf Course
- Walled frontage with electric gated access
- Close to local schooling and commuter links
- EPC Rating D / Council Tax Band G / Freehold

Alexanders are delighted to present this exceptional generational detached family home, occupying one of Ashby's most distinguished residential addresses.

Extending to approximately 5,700 square feet and set within a mature 0.58 acre plot, this remarkable residence is a masterclass in refined modern design, seamlessly blended with the enduring charm of its 1920s Art Deco origins.

Tastefully renovated by the current owners, the property now offers an exquisite balance of contemporary luxury and timeless character, perfectly suited to modern family living.





### Accommodation:

You are welcomed by an elegant, tree-lined frontage complimented by walled borders and gated access, revealing a generous forecourt with ample off-road parking. Upon entering, a warm and characterful vestibule opens into an impressive reception hallway, where underfloor heating runs throughout the central ground floor and east wing, setting the tone for the quality and comfort found within.

The ground floor is thoughtfully arranged into three distinctive sections, each offering its own unique atmosphere and function. At the heart of the home lies a beautifully designed open-plan kitchen and dining space, centred around a striking island and bathed in natural light from its dual aspect. Bifolding doors open seamlessly onto the rear garden, while the space flows effortlessly into a superb family sitting area, creating a sociable hub ideal for everyday life and entertaining alike. Adjacent is a well-proportioned family lounge enjoying delightful views over the garden, along with a refined formal dining room and an ideal home office, perfectly suited to contemporary working patterns.

The west wing of the home is rich in character and individuality. A magnificent library, currently utilised as a second office, is crowned by a unique domed ceiling and lined with bespoke carpentry, creating a truly atmospheric retreat. A spiral staircase descends to a distinctive cellar, housing the boiler alongside a storeroom and wine cellar, discreetly set behind two beautifully arched wooden doors. This wing continues with an elegant sitting room featuring a stunning fireplace and doors opening to the garden, before culminating in a superb ground floor bedroom suite. With its curved window offering panoramic garden views, private dressing area and en suite bathroom, this space is ideal for guests or multi-generational living.

The east wing introduces an impressive array of leisure and practical amenities. A convenient boot room and shower room provide a separate entrance and utility area, perfect for busy family life. Further along, an incredible home cinema room offers a dedicated entertainment space, with a discreet service room positioned behind. Completing the ground floor is a generous games room with a striking curved glass façade. Originally designed as a pool room, the existing swimming pool remains beneath the current flooring, offering exciting potential for reinstatement.

Upstairs, the sense of light and space continues. Five beautifully appointed double bedrooms and three bathrooms occupy the first floor, all generously proportioned and finished to an exceptional standard. Four of the bedrooms enjoy access to a shared rear balcony, overlooking the mature gardens and the neighbouring Willesley Golf Course, creating a tranquil and picturesque outlook. The principal bedroom is particularly impressive, featuring a dramatic glass gable end and elevated ceiling heights that enhance the feeling of space and luxury.

### Gardens and land:

The rear garden is a true highlight of the property, presenting a mature, parkland-style setting with established trees, hedge-lined borders and expansive paved terraces ideal for outdoor dining and entertaining. Manicured lawns extend gracefully towards the rear of the plot, complemented by a bark-chipped play area, beyond which lies a mature orchard rich with a variety of fruit trees, offering a wonderful environment for families of all ages.

The home's enviable location further enhances its appeal, positioned just moments from excellent commuter links including the M42 and A444, and within easy reach of highly regarded local schooling. This is a rare opportunity to acquire a landmark family residence of considerable scale, architectural interest and outstanding quality in one of Ashby's most sought-after settings.

### Location:

Detail regarding proximity to local amenities, schooling and transport links

### Method of Sale:

The property is offered for sale by Private Treaty.

### Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Tenure:

The property is being sold freehold with vacant possession upon completion.

### Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band G.





**Viewings:**

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

**Services:**

The property is connected to mains gas, electricity, water, and drainage.

Air source heating is prevalent throughout the first floor and the large majority of the ground floor, whilst the west wing is individually serviced by a separate boiler and mains gas central heating.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

**Public Rights of Way, Wayleaves & Easements:**

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

**Technical Information:**

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**Plans and Boundaries:**

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

**Money Laundering:**

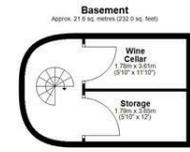
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

**General Note:**

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

**Agents note**

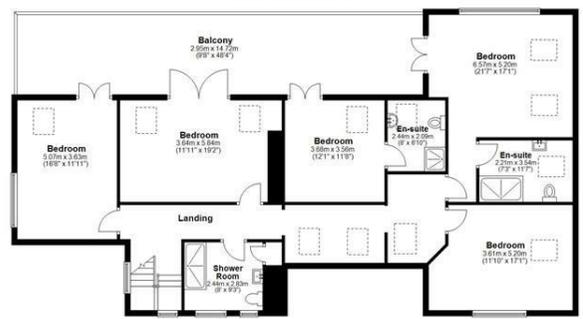
Some external photos feature artificially rendered exteriors of the home for marketing purposes, please enquire for more details.



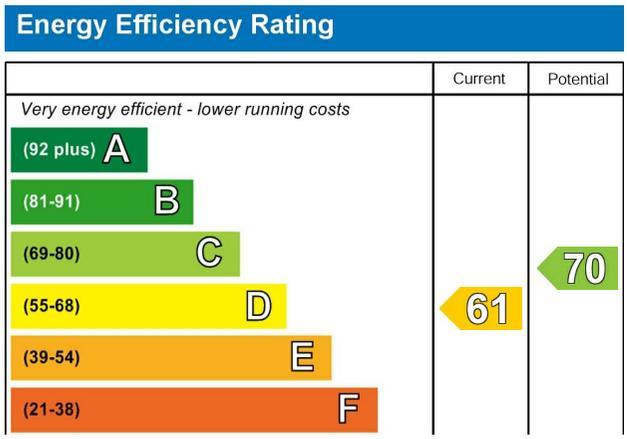
**Ground Floor**  
Approx. 363.9 sq. metres (10192.4 sq. feet)



**First Floor**  
Approx. 147.9 sq. metres (1002.0 sq. feet)



Total area: approx. 532.9 sq. metres (5736.3 sq. feet)





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MarketMakers.