

The Green Road

Ashbourne, DE6 1ED

John German



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£595,000

An extended five-bedroom Victorian semi-detached home offering over 2,000 sq ft of versatile accommodation. Packed with original character, generous gardens and a brick outbuilding, all within walking distance of Ashbourne town centre, QEGS and local amenities.

An attractive five-bedroom Victorian semi-detached home offering over 2,000 sq ft of versatile living accommodation, ideally positioned within easy walking distance of Ashbourne town centre. Having been thoughtfully extended over the years, the property combines generous proportions with a wealth of original period features, including wooden framed sash windows, bay windows, high ceilings, Minton tile flooring, picture rails and further Victorian details throughout. The home has also been enhanced with quality fixtures and fittings, including Jim Lawrence light switches throughout, and benefits from full fibre broadband to the property, making it ideally suited to modern family life and home working.

The well-planned accommodation is arranged over four levels and offers excellent flexibility for growing families. The extended layout includes two spacious reception rooms, a generous dining kitchen, utility room and guest cloakroom, together with five bedrooms served by two bathrooms. A tanked cellar provides valuable additional storage and practical space. Outside, the property enjoys a spacious front, side and rear garden, ideal for families, along with a brick-built outbuilding offering excellent potential as a workshop or further storage. Occupying a central Ashbourne location, the property is perfectly placed for easy access to the town's shops, cafés and everyday amenities, while also being within walking distance of Queen Elizabeth's Grammar School (QEGS), making it an excellent choice for buyers seeking a substantial period home that offers both character and the space required for modern family living.

Entering the property through the attractive stained glass front door, you are welcomed into an impressive reception hallway where many of the home's original Victorian features are immediately evident. Decorative coving, dado rails, Minton tiled flooring and the staircase to the first floor create a fitting introduction, while double doors open into the principal living room and further doors lead to the sitting room and the dining kitchen.

The sitting room is a well-proportioned reception space centred around a Clearview wood-burning stove set on a tiled hearth, with a bay window to the side elevation providing plenty of natural light. Moulded cornicing, picture rails and a ceiling rose further enhance the room's character. The living room is equally spacious, enjoying a dual aspect with a bay window to the front and an additional window to the side, together with moulded cornicing, picture rails and a feature fireplace with a gas supply available if desired.

To the rear of the property is the generously proportioned dining kitchen, designed with both everyday family life and entertaining in mind. Benefiting from electric underfloor heating, the kitchen is fitted with granite work surfaces incorporating a composite sink with adjacent drainer and a Lefroy Brooks mixer tap. A comprehensive range of base and wall units provides excellent storage, complemented by a matching central island with granite work surface, integrated power and a Jim Lawrence pendant light above. Integrated appliances include two Neff electric ovens, a Neff microwave, two warming drawers, a dishwasher and a fridge, while a substantial full-height larder cupboard with deep drawers, spice racks and shelving provides exceptional storage for keen cooks and bakers. French doors open onto the garden, and a fitted bookcase adds further character to the room.

Leading directly from the kitchen is a practical utility room, fitted with matching granite work surfaces, an inset sink, additional storage cupboards and space for both a washing machine and tumble dryer. The room also benefits from electric underfloor heating, a Velux roof window and a half-glazed door providing external access. Adjoining the utility room is a guest cloakroom, fitted with a WC and wash hand basin, also featuring underfloor heating and a Velux roof window.

A separate door from the kitchen provides access to the fully tanked cellar, which benefits from tiled flooring, central heating and a uPVC double glazed window, creating an excellent storage area.

The first floor landing retains the property's period charm with dado rails and provides access to three bedrooms and the family bathroom, together with the staircase to the second floor. Two of the bedrooms are generous doubles, both featuring original fireplaces, with the principal room also enjoying elevated views across Ashbourne. The third bedroom is another comfortable double. The family bathroom is well appointed with a white Duravit suite comprising a bath, separate double shower enclosure with rainfall shower, wash hand basin and WC, together with tiled flooring, two heated towel rails and built-in airing cupboards.

The second floor provides two further versatile rooms, making it ideal for larger families or those requiring dedicated home working space. The principal room on this floor is a spacious double bedroom with dual aspect windows and an original fireplace, while the fifth bedroom is currently utilised as a study. Completing the accommodation is a shower room with a wash hand basin and corner shower enclosure, together with access to a particularly useful and spacious storage room.

Outside, steps lead through the front garden to the entrance, with generous lawned areas on either side of the pathway. A block-paved seating area to the side of the property provides an ideal space for outdoor dining, while to the rear the private and spacious lawned garden is bordered by mature herbaceous planting and established trees. A brick-built outbuilding with power connected offers excellent potential as a workshop or additional storage. Please Note: The property benefits from on-street parking only.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: On street

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: Derbyshire Dales District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21072026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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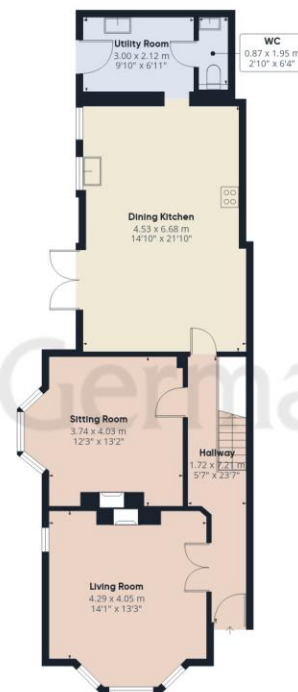








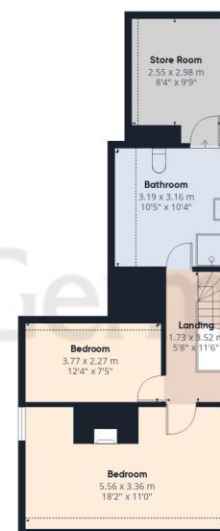
Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

202 m²

2172 ft²

Reduced headroom

4.8 m²

52 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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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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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