

Drovers Way

Ashbourne, DE6 1NZ

John
German





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£650,000

Substantial five-bedroom detached family home offering over 2,000 sq ft, three reception rooms, two ensuites, spacious living dining kitchen and double integral garage. Private location within walking distance of Ashbourne town centre, amenities and countryside. No upward chain.

A substantial five-bedroom detached modern family home, occupying a private executive location off Windmill Lane in Ashbourne. Offering over 2,000 sq ft of gross internal space, the property provides well-proportioned and flexible accommodation suited to family living. The ground floor includes three reception rooms together with a spacious living dining kitchen, utility room and guest cloakroom, providing a practical layout for both everyday family life and entertaining. A double integral garage offers additional parking and storage.

Upstairs, there are five bedrooms, including two with ensuite facilities, together with a family bathroom. The generous bedroom accommodation provides flexibility for families requiring additional space for guests or home working. Fibre to the property is available, making the house particularly suitable for those who work from home.

The property is conveniently positioned within walking distance of Ashbourne town centre and the wide range of shops, schools, services and other amenities the town has to offer. Countryside walks are also readily accessible, combining a convenient town location with access to the surrounding Derbyshire countryside. Offered for sale with no upward chain, 2 Drovers Way represents an ideal opportunity for families seeking a spacious modern home in a private and well-connected location.

A composite entrance door opens into a spacious reception hallway with porcelain tiled flooring and a staircase to the first floor, with a useful understairs storage cupboard. Doors lead off to the study, guest cloakroom, sitting room, dining room and living dining kitchen.

The guest cloakroom has a continuation of the tiled flooring and is fitted with a wash hand basin with chrome mixer tap and vanity drawers beneath, together with a WC and chrome ladder-style heated towel rail.

The study provides a versatile additional reception space and could also be used as a playroom or home office.

The sitting room is a generously proportioned reception room with a bay window to the front elevation and a coal-effect gas fire forming the focal point of the room. UPVC French doors open directly onto the rear garden.

The dining room is another versatile reception room, with a continuation of the tiled flooring and UPVC French doors providing access to the rear garden.

The living dining kitchen is fitted with tiled flooring and quartz preparation surfaces incorporating a 1 ½ stainless steel sink and drainer with chrome mixer tap and matching upstands. There is a comprehensive range of cupboards and drawers beneath, together with an integrated electric fan-assisted oven and grill, adjacent microwave, warming drawer and integrated dishwasher. There is also space for a freestanding fridge freezer. A matching central island has quartz worktops with a range of cupboards and drawers beneath, an integrated wine cooler and a seating area. The island also incorporates an induction hob with extractor above. Doors provide access to the utility room and integral garage.

The utility room has a continuation of the tiled flooring and rolled-edge preparation surfaces incorporating a stainless steel sink and drainer with chrome mixer tap and tiled splashbacks. There are cupboards beneath, together with appliance space and plumbing for a washing machine and tumble dryer. The wall-mounted boiler is also housed within the utility room, and a UPVC external door provides access to the side of the property.

Moving onto the spacious semi-galleried first-floor landing, with doors leading to all five bedrooms and the family bathroom. There is also an airing cupboard housing the hot water cylinder and access to the loft.

The principal bedroom is a generous double bedroom with a dressing area and useful built-in storage cupboards. A door leads into the ensuite shower room, which is fully tiled and fitted with a wall-hung wash hand basin with chrome mixer tap and vanity drawers beneath, wall-hung WC and a large shower enclosure with mains-fed rainfall shower. There is also a chrome ladder style heated towel rail.

Bedroom two is a spacious double bedroom with fitted wardrobes and access to a private ensuite shower room. The ensuite is fitted with a wash hand basin with chrome mixer tap and vanity storage beneath, low-level WC, shower unit with rainfall shower and an extractor fan.

Bedrooms three, four and five are all double bedrooms, providing flexible accommodation for family members, guests or home working.

The family bathroom is fully tiled and fitted with a white suite comprising a wall-hung wash hand basin with chrome mixer tap and vanity drawers beneath, wall-hung WC, bath and separate shower unit with mains-fed rainfall shower. There is also a chrome ladder-style heated towel rail.

To the front of the property is a tarmac and block-paved driveway providing ample off-road parking for multiple vehicles and leading to the integral double garage.

The integral double garage has twin up-and-over doors, together with power and lighting.

To the rear is a spacious enclosed garden comprising a patio seating area, a predominantly lawned garden and established herbaceous and flowering borders.

Probate Notice: As of 17 August 2026, the property can be marketed for sale; however, the sale remains subject to probate. All viewers and prospective purchasers should be aware that completion will be dependent upon the Grant of Probate being obtained.

As we are instructed on behalf of a corporate client, Move with Us, purchasers should note the following information. Move with Us has authority to market the property and is regulated by HMRC for Anti-Money Laundering purposes. Seller identity and Know Your Customer checks will be undertaken as required.

Buyer AML/ID Checks: From 1 January 2026, successful purchasers are required to pay a non-refundable compliance fee of £58.80 (£49 plus VAT) before the Memorandum of Sale can be issued. Prospective purchasers should be made aware of this requirement when submitting an offer.

Due to the nature of the sale, the executors have limited knowledge of the property. Prospective purchasers are therefore advised to rely on their own investigations, surveys and inspections, together with the information provided by their solicitor during the conveyancing process.

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: Off-street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTP - 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 G

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

Our Ref: JGA/01092026







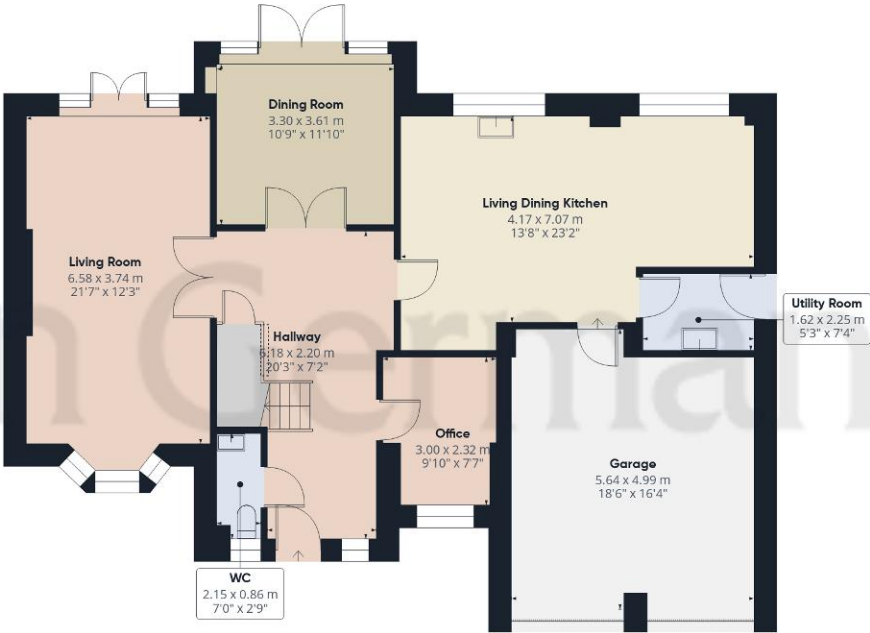


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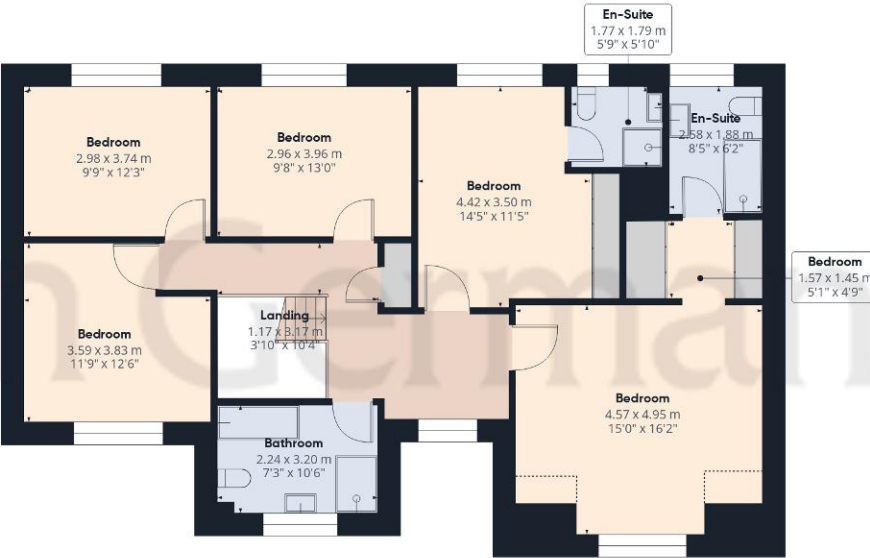
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John German





Ground Floor



Floor 1

Approximate total area⁽¹⁾

231 m²

2487 ft²

Reduced headroom

1.4 m²

15 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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.

John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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