

Willesley Close

Ashby-de-la-Zouch, LE65 2QB

John German

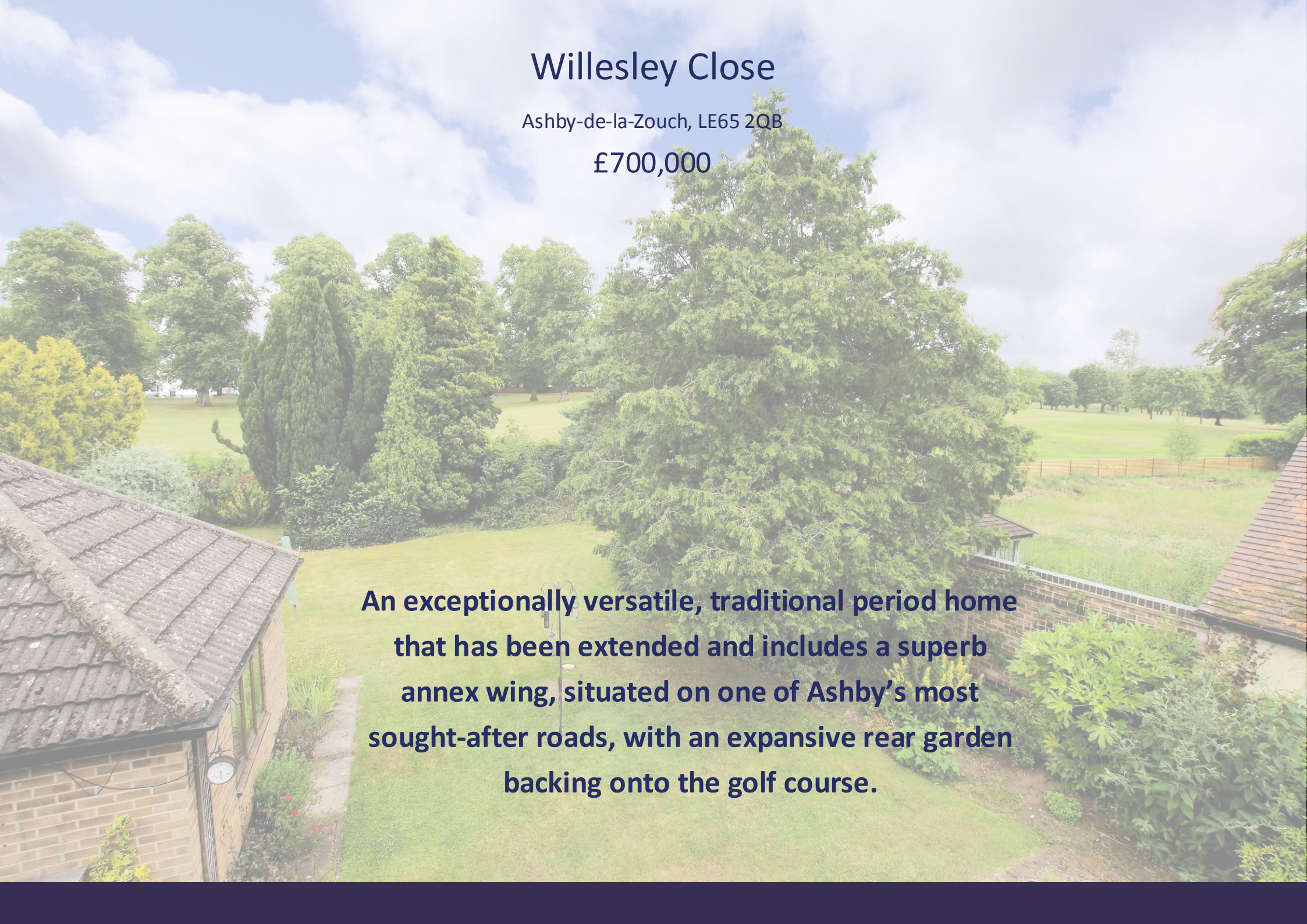




Willesley Close

Ashby-de-la-Zouch, LE65 2QB

£700,000



An exceptionally versatile, traditional period home that has been extended and includes a superb annex wing, situated on one of Ashby's most sought-after roads, with an expansive rear garden backing onto the golf course.

Willesley Close is one of Ashby's most prestigious addresses and Briarfield enjoys one of its finest plots, offering stunning views over the 18th fairway at Willesley Golf Club. This exceptional five-bedroom extended detached family home perfectly embodies three key attributes: Position, Plot, and Potential. With its expansive rear garden (0.2 acres) and a prime setting, the property also presents significant scope for further extension and enhancement (subject to the necessary planning consents).

Accommodation - A half-glazed entrance door welcomes you into a charming entrance porch featuring a quarry-tiled floor, a practical boot store area and ample space for coats and hats. A glazed door leads into the reception hallway where beautiful original parquet flooring sets a warm and elegant tone. To your right, the through living room is bathed in natural light thanks to its triple-aspect windows. At the heart of the room is a striking Inglenook-style fireplace with an inset stone and granite surround, complemented by a wood-burning stove. Wide glazed patio doors open onto the rear garden, offering lovely views and a seamless indoor-outdoor connection. Perfect for entertaining, the separate dining room features coving to the ceiling and a window overlooking the rear garden.

The family breakfast kitchen retains its original quarry-tiled flooring and boasts an extensive range of timber base and wall-mounted cabinets along two sides, topped with tiled countertops. Additional features include an integrated wine rack, a dresser unit with a glazed display cabinet and lighting plus space for a breakfast table. From the sink, you can enjoy a delightful view over the gardens and the Close.

A utility room provides practical space and includes a uPVC double-glazed door leading to the garden. From here, an inner lobby connects to the garage and provides access to the annex wing.

The annex begins with a well-proportioned living room, featuring a cosy log-burning stove set within a raised hearth with a beam mantel as its focal point. uPVC double-glazed French doors open onto the garden, enhancing the room's sense of light and space. The annex also includes two double bedrooms: the principal bedroom is generously sized with fitted wardrobes and a garden-facing window, while the second bedroom, also a double, serves as an excellent study with its own garden view.

The modern refitted kitchen in the annex features shaker-style base and wall-mounted cabinets, elegant oak countertops, an inset porcelain Blanco sink with a mixer tap, and space for a fridge. A glazed skylight floods the kitchen with natural light.

The refitted shower room offers a sleek suite of vanity cupboards along one wall, a concealed cistern WC, an inset wash hand basin and an oversized shower cubicle with a mains shower.

Ascending the wide, turning staircase from the hallway, you reach the first floor which includes a useful linen cupboard and a built-in double wardrobe for additional storage. The principal bedroom is a stunning extended space filled with morning sunlight thanks to its east-facing aspect and twin sets of French doors with a Juliet wrought-iron balcony. The French doors open to reveal breathtaking views over the gardens and Willesley Golf Course beyond. This room also benefits from an en-suite shower facility, featuring an oversized shower and a wash hand basin.

Bedroom two is another well-sized double room also offering picturesque views over the gardens and golf course. Bedroom three is a comfortable single room, featuring a window to the front and a door leading to a useful under-eaves storage cupboard that runs the full length of the room.

The family bathroom includes a white suite with a panelled bath featuring a telephone-style mixer shower tap, a pedestal wash hand basin, and a separate WC with a ladder-style radiator.

Outside

The property is set behind mature front gardens and a generous driveway provides off-road parking and access to the garage which has a remote-controlled electric up-and-over door, lighting, power points and an internal door connecting to the inner lobby off the utility room.

To the rear, the wonderful mature gardens offer exceptional privacy and are mainly laid to lawn complemented by mature shrubs, trees, and planted borders. As previously mentioned, the gardens enjoy the rare benefit of backing directly onto the golf course, enhancing the home's peaceful and scenic setting.

The property benefits from solar panels.

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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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: North West Leicestershire District Council / Tax Band F

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

Our Ref: JGA/20032025

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.













Ground Floor



Floor 1

Approximate total area⁽¹⁾

2095.65 ft²

194.69 m²

Reduced headroom

112.01 ft²

10.41 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johnngerman.co.uk

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

JohnGerman.co.uk Sales and Lettings Agent



