

Alexanders
MarketMakers.

Chapel Street
Smisby

- Stunning detached cottage-style home
- High-specification handmade kitchen
- Corian worktops and feature island
- Exposed brick fireplace with log burner
- Three generous double bedrooms
- Main suite with roll-top bath and waterfall shower
- Landscaped low-maintenance gardens
- Driveway parking and integrated garage
- EPC Rating C / Council Tax Band D / Freehold

Alexanders are delighted to bring to the market this bright and spacious detached cottage-style home, constructed in 2017 and offered with the remainder of its 10-year build warranty. Rosedene occupies an elevated position behind landscaped front gardens on Chapel Street, within the highly sought-after village of Smisby, just a short distance from the desirable market town of Ashby-de-la-Zouch.

Built to an exceptional standard throughout, the property successfully combines the charm and character of a traditional cottage with the comfort and efficiency of modern living. A thoughtful blend of exposed brickwork, oak beams and quality natural materials creates a warm and inviting atmosphere, while contemporary finishes and careful attention to detail are evident at every turn.

Particularly impressive is the seamless connection between the interior and exterior spaces, with the accommodation designed to make the most of the beautifully landscaped surroundings. The attractive rear garden provides a wonderful extension of the living space, complementing the property's enviable position within one of the area's most desirable villages, surrounded by picturesque countryside and excellent local amenities.













Accommodation:

Built to an exceptionally high standard, combining traditional character with contemporary design and modern energy efficiency, the ground floor has been thoughtfully designed with an emphasis on open-plan living. A spacious living area provides an inviting focal point, featuring a striking exposed brick fireplace with inset log burner and bi-fold doors opening directly onto the rear garden. Flowing seamlessly from the living area is a dining space and an exceptional handmade kitchen, complete with a feature island, Corian worktops and integrated appliances. Character details, including oak beams, exposed brickwork and solid wood flooring, add warmth and charm throughout. A walk-in pantry and separate utility room/WC complete the ground floor.

Upstairs, the property offers three well-proportioned double bedrooms. The main bedroom enjoys a contemporary four-piece en suite featuring a roll-top bath and generous waterfall shower. A separate shower room serves bedrooms two and three.

Gardens and land:

Rosedene enjoys an attractive setting with excellent kerb appeal. To the right-hand side, a private driveway provides off-road parking and access to the integrated garage. Steps rise to the landscaped front gardens. To the rear, the gardens have been beautifully landscaped with ease of maintenance in mind, and have been designed for both entertaining and everyday enjoyment. The outdoor space includes an area of artificial lawn, generous paved seating terraces and a superb timber pergola, complete with a log-burning stove, power supply and external lighting.

Location:

Situated within the highly desirable village of Smisby, nestled in the heart of The National Forest, the property enjoys a convenient position just moments from the sought-after market town of Ashby-de-la-Zouch. The village itself offers two traditional public houses. Ashby is widely regarded as one of the most desirable market towns in the area, with an excellent range of amenities including independent boutiques, cafés, popular restaurants and bars, together with a strong selection of well-regarded local schools, making it an ideal location for families and professionals alike.

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:

South Derbyshire District Council, Civic Way, Swadlincote, Derbyshire, DE11 0AH. Council Tax Band D.

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.


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

Heating is provided by an air source heat pump central heating system.

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.

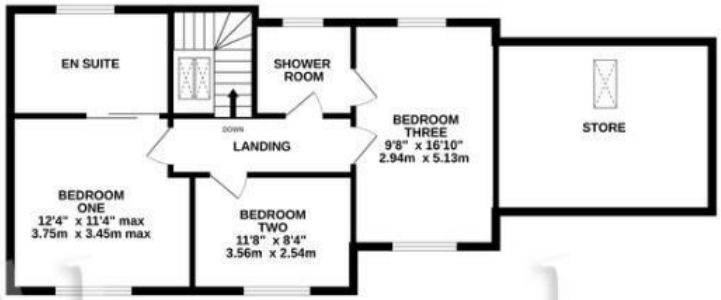
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither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

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

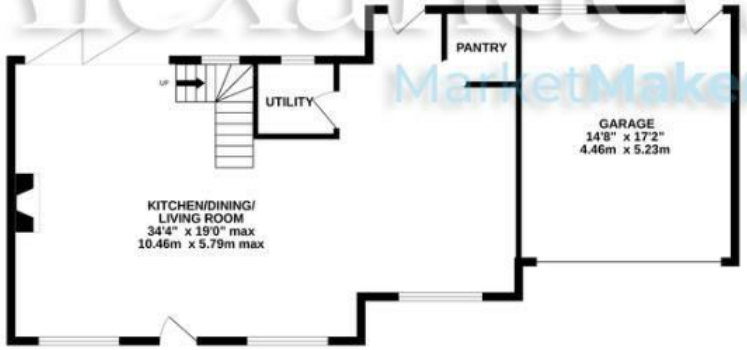
Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required 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.

1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



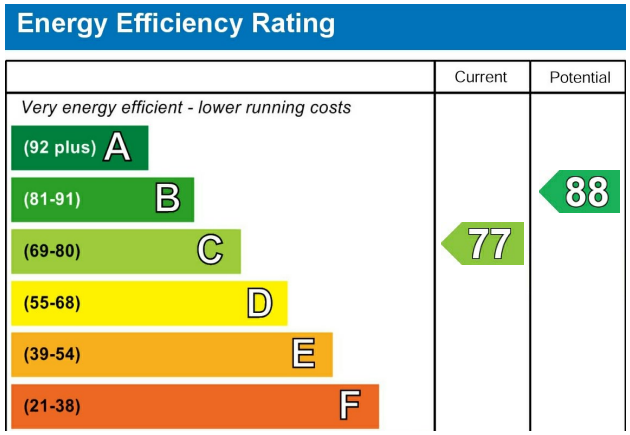
GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1647 sq.ft. (153.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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