







This distinguished Victorian home on the prestigious Ashby Road seamlessly blends timeless elegance with modern practicality. Featuring a spacious lounge, versatile sitting room, formal dining room, modern kitchen, utility, and a ground-floor shower room, it offers ample living space. Upstairs, there are three double bedrooms (one with a nursery off), a family bathroom, while a versatile attic bedroom and a cellar-turned-games-room provide further flexibility. Outside, a walled driveway, private south-facing garden with a double garage complete this exceptional property. Viewing is highly recommended to appreciate its charm.



 **ABODE**  
SALES & LETTINGS



## Accommodation

### Ground Floor

The property is entered through a gated driveway with a storm porch, leading to a grand entrance hallway featuring beautiful Minton tiled flooring, an original wooden door, and an alarm system. The hallway offers access to all principal ground floor rooms. The spacious lounge, with its stunning bay windows and feature fireplace, exudes charm and warmth. Adjacent, the sitting room is equally inviting, featuring another bay window and fireplace, making it a perfect space for a home office or quiet retreat. The formal dining room, with dual-aspect windows and stylish Amtico flooring, is ideal for entertaining.

The modern kitchen is thoughtfully designed, with a range of fitted wall and base units, integrated appliances including a double oven and microwave, and contemporary feature lighting. A separate utility room includes integrated fridge freezer and additional space for white goods, additional storage, and access to the rear garden. The ground floor also includes a well-appointed shower room with a luxurious shower featuring jets, a wash-hand basin with vanity storage, and Amtico flooring.

For added practicality, there is a pantry/store room with shelving, as well as a cloakroom offering additional storage and loft access.

### First Floor

The feature staircase leads to a bright and spacious landing with a double-glazed window to the side elevation. The first floor hosts three generously

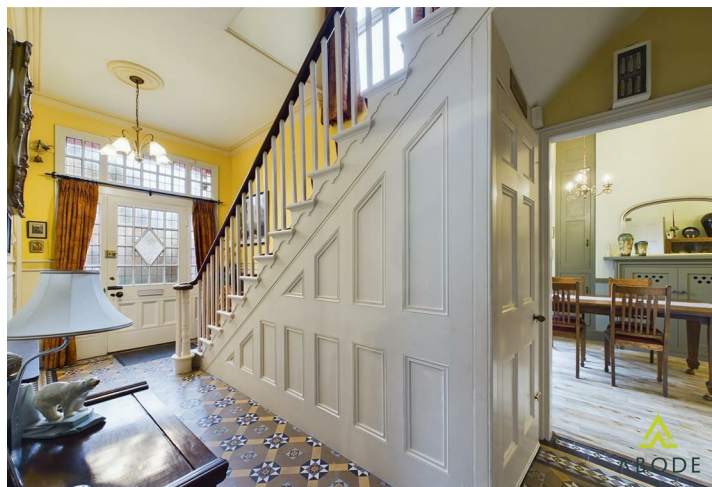


proportioned double bedrooms, each with ample natural light and central heating radiators. The master bedroom is a standout, with dual-aspect bay windows offering stunning views and a sense of grandeur. The second and third bedrooms are equally well-sized, while the third bedroom provides access to an adjoining nursery—a versatile space ideal for a young family or as a dressing room.

The family bathroom is tastefully finished with a bath, a wash-hand basin, WC, tiled splash backs, and laminate











flooring. A centrally heated radiator and an extractor fan add comfort and functionality.

#### Second Floor

The second floor reveals a large, versatile attic room, illuminated by skylights on all sides. With eaves storage, recessed spotlighting, and a central heating radiator, this space offers endless possibilities, whether as an additional bedroom, a home gym, or a creative studio.

#### Basement

The basement is a standout feature of this home, currently utilised as a games room. Benefiting from power and lighting, this expansive space offers a myriad of opportunities, including storage, a wine cellar, or even a home cinema.

#### Outside Description

The property is set back from the road, behind a walled boundary and gated entrance. A driveway provides ample off-road parking and is surrounded by mature trees, offering both privacy and a sense of grandeur.

To the rear, the south-facing garden is a private oasis, featuring a spacious patio ideal for entertaining, a manicured lawn, and established shrubs and borders. There is also a greenhouse, outdoor lighting, and a water tap. Additionally, a secure gate offers side and rear access.

The property includes a substantial double garage with an electronically controlled door, power supply, and lighting, ensuring practicality and convenience.

#### Location Description

Situated on the highly desirable Ashby Road, this property enjoys a prime location with excellent access to local amenities, schools, and transport links. The area is renowned for its blend of period properties and vibrant community feel, offering the perfect balance of tranquility and convenience. With easy access to nearby towns and commuter routes, Ashby Road is a highly sought-after address, ideal for families and professionals alike.





















Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area<sup>1)</sup>

238.9 m<sup>2</sup>  
2571.49 ft<sup>2</sup>

Reduced headroom

8.47 m<sup>2</sup>  
91.21 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

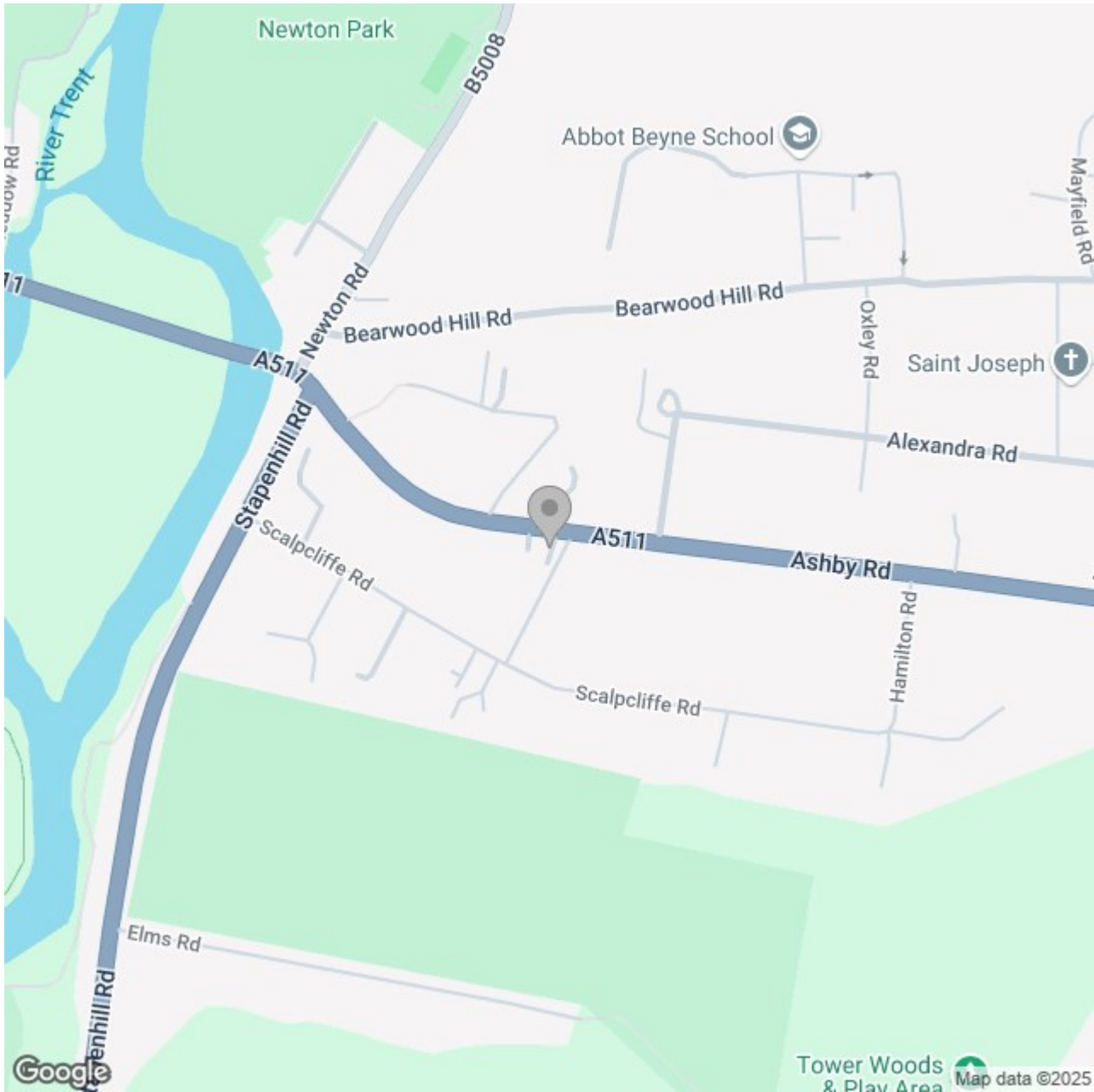
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360









### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC