





This magnificent, imposing six bedroom family home on the prestigious Ashby Road presents an exceptional blend of elegant period charm and contemporary refinement, set across four expansive floors. Featuring grand living spaces, including a stunning kitchen with central island and bay seating area, multiple reception rooms rich in original features, and six generously proportioned bedrooms complemented by three stylish bathrooms, this property effortlessly combines luxury with practicality. Additional versatile accommodation is provided by the substantial basement with garden access, ideal for entertainment or guest use. Outside, beautifully landscaped gardens, extensive lawns, mature trees, and ample off-street parking create a truly impressive residence, perfectly located with superb access to excellent schools, amenities, and transport links. Viewing is essential to fully appreciate the scale and sophistication of this remarkable home.



Accommodation

Ground Floor

Upon entering the property, you are greeted by a magnificent entrance hall featuring a striking staircase and original woodwork, setting the tone for the elegance found throughout the home. Off the hallway is a spacious and inviting living room with high ceilings, an ornate fireplace, bay windows fitted with plantation shutters, and ample space for entertaining or relaxing. An open archway flows into the impressive kitchen, beautifully designed with contemporary units, quartz work surfaces, and a central island incorporating a farmhouse sink and seating area. The kitchen offers space for cooker, feature tiled splash backs, pendant lighting, and a delightful bay window seating area offering panoramic views of the garden. The separate formal dining room provides further character, with another attractive fireplace and large window overlooking the rear garden. A conveniently placed shower room with a three-piece suite completes the ground floor.

Lower Ground Floor/Basement

Adding versatility and additional living space, the lower ground floor presents a substantial basement room currently arranged as a secondary living space with direct access via French doors to the garden. There is also a useful storage room and a separate WC, making it ideal as a family den, guest accommodation, or hobby space.

First Floor

Ascending to the first floor via the elegant staircase and landing, the accommodation includes four

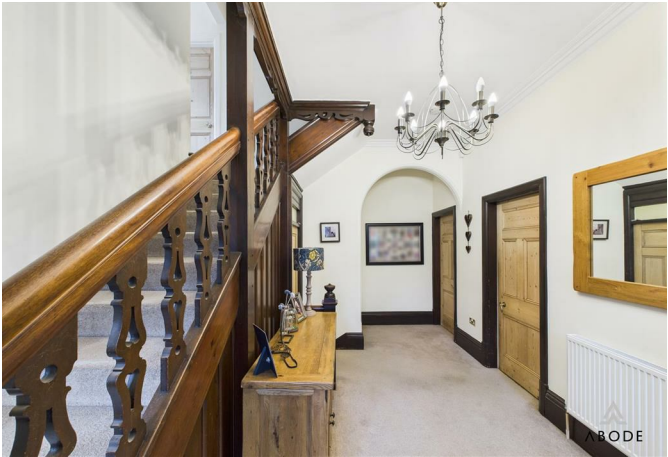


generously sized bedrooms. The master bedroom is spacious, benefiting from a bay window and abundant natural light. Two further double bedrooms offer comfortable proportions and delightful garden views, while a versatile fourth bedroom is currently utilised as a home office. The family bathroom on this level is tastefully appointed with a bath, shower over, pedestal wash basin, and WC, complemented by contemporary tiling.

Second Floor

The second floor offers two expansive double bedrooms



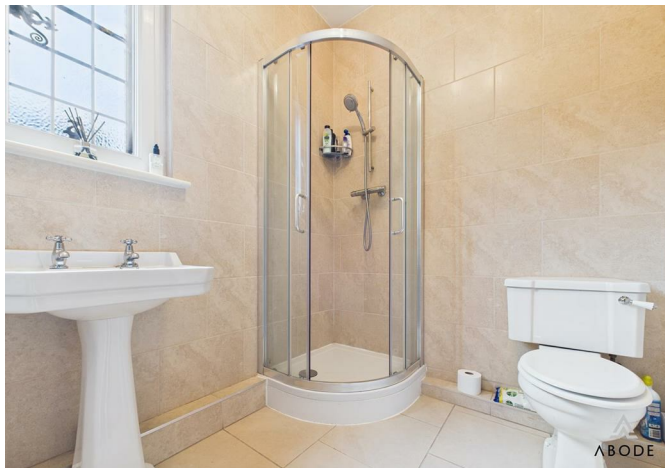




with charming characterful sloping ceilings, feature fireplaces, and attractive outlooks. Serving these bedrooms is a spacious and stylishly appointed bathroom, complete with a modern four-piece suite comprising a large walk-in shower, bath, pedestal basin, and WC, enhanced by tiled flooring and walls.

Outside

Externally, this delightful property boasts attractive landscaped gardens, including a generous lawn, mature trees, established shrubs, and borders, creating a serene outdoor retreat. A patio area provides an ideal spot for entertaining or relaxing in warmer months, while the driveway offers ample off-street parking for several vehicles.





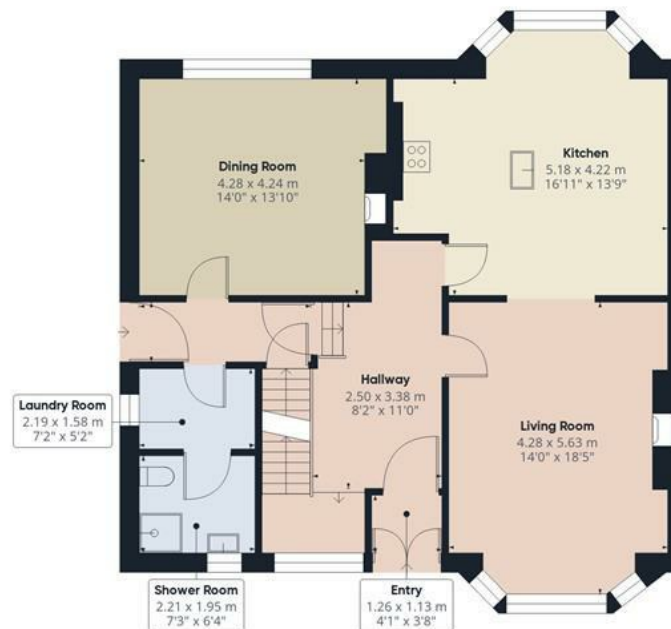








Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area^m

322.3 m²

3470 ft²

Reduced headroom

5.7 m²

62 ft²

(1) Excluding balconies and terraces

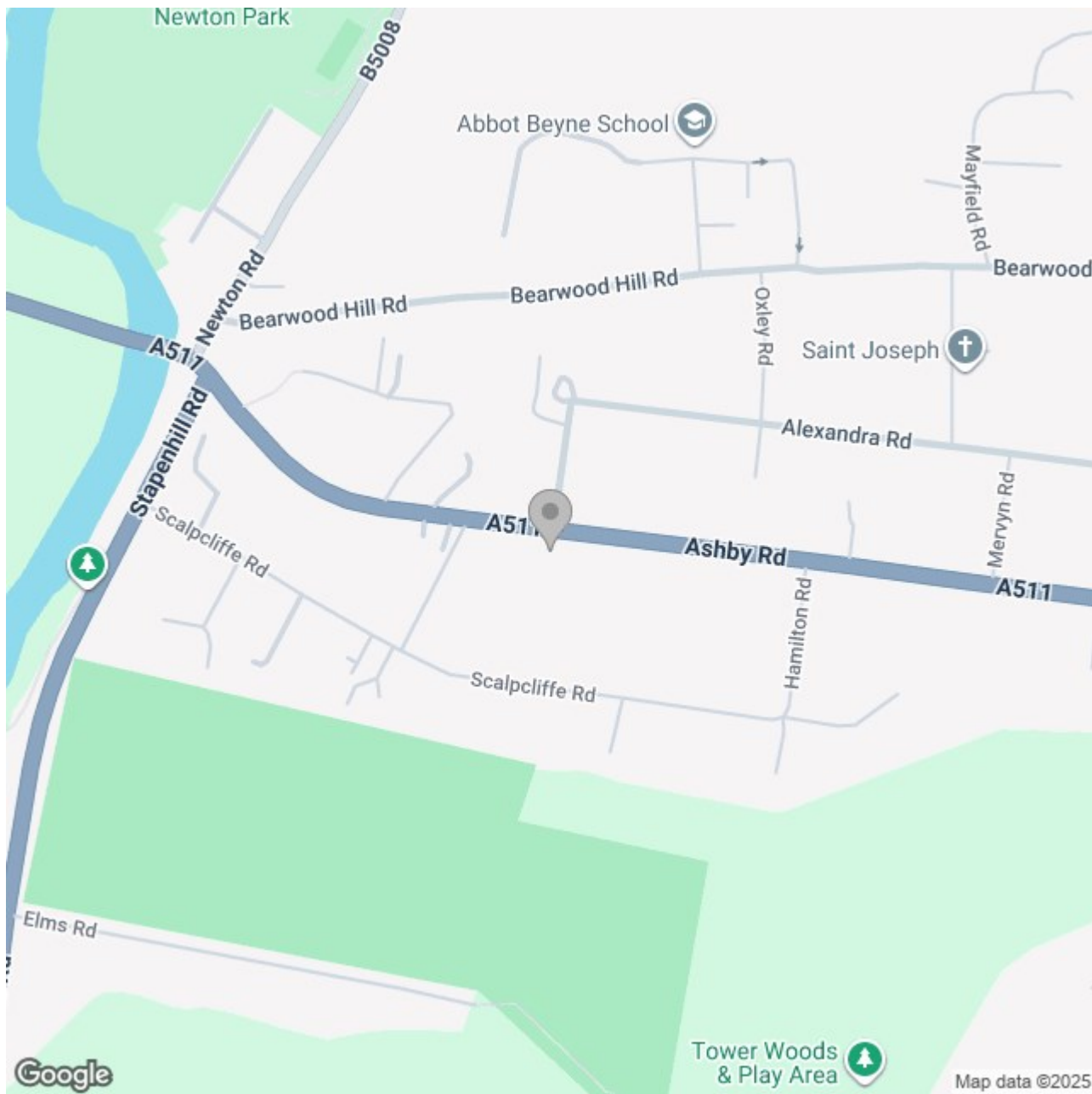
Reduced headroom

..... 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) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	