



12 Church Lane

Doveridge, Ashbourne, DE6 5NN

An outstanding and distinguished Grade II listed period residence of exceptional charm, offering over 8,000 sq ft of elegant and versatile accommodation & outbuildings, including a substantial main house and an adjoining self-contained cottage, all set within meticulously landscaped grounds extending to just over five acres. Beautifully appointed formal reception rooms and generously proportioned bedrooms including an impressive master suite combine effortlessly to create a home ideal for both family living and grand entertaining. The property is further enhanced by superbly maintained gardens, a private tennis court, panoramic views, and a range of practical outbuildings.

Asking Price £1,650,000

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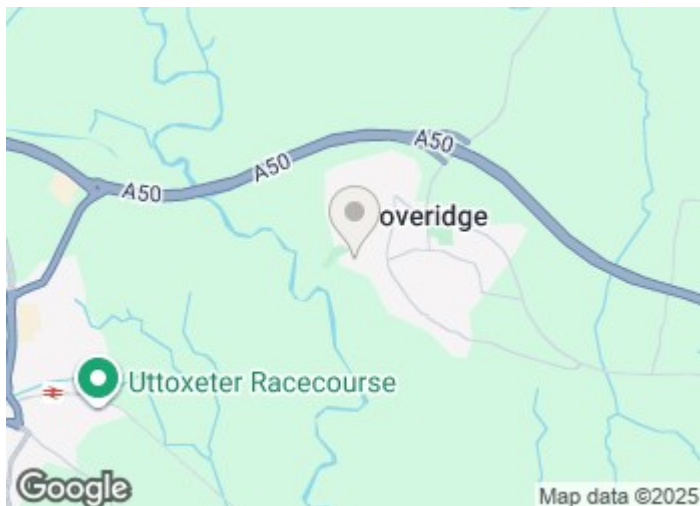
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Accommodation



Directions



Floor Plan



These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC