

Ashleigh,

Church Broughton, Derby, DE65 5AP

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German





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Offers in Excess of £800,000

Stunning 4-bed detached house in Church Broughton. Modern living meets rural charm on 0.65-acre plot. Features fibre internet, solar panels, double garage with attic, and serene garden views. Easy access to A50, A38 and A515. Nearby amenities and excellent connectivity complete the perfect lifestyle.

Offered to the market for the first time in 35 years, Ashleigh is an exceptional four-bedroom detached house situated on the outskirts of the picturesque village of Church Broughton. It combines the allure of a private semi-rural property with contemporary living having been modernised by a local architect, whilst retaining its charm and character. Ashleigh boasts an impressive range of features, including direct fibre connectivity, a recently installed solar panels with battery system (battery subject to separate negotiation) and a spacious double garage with a large attic and workshop. Situated on a plot of approx. 0.65 acres the light and airy house enjoys uninterrupted countryside views from all aspects. The property also offers beautifully presented gardens, a vegetable plot, tranquil and private back garden with a patio seating area with far-reaching field views of the surrounding countryside. There is a wildlife area with a pond, all of which is securely fenced. The plot is situated adjacent to a restricted byway which offers superb opportunities for dog walking. Ashleigh presents an idyllic setting for the perfect lifestyle.

The village itself exudes charm, having essential amenities such as a well-regarded primary school, a historic church, and a delightful pub, all contributing to its unique appeal. For added convenience, neighbouring villages such as Etwell and Tutbury are within easy reach, providing an array of shops and services to meet your daily needs.

In addition to its local charms, Ashleigh enjoys exceptional connectivity, granting easy access to vital transport routes including the A50, A38, and A515. This strategic positioning enables quick access to the tranquillity of the Peak District National Park or the vibrancy of Derby, Burton or Uttoxeter.

Internally the property briefly comprises of a front porch, an entrance hallway, utility room, shower room, dining kitchen, pantry, sitting room, study and garden room. To the first floor is a master bedroom with a dressing area and ensuite, three further bedrooms, two of which are doubles, and a family bathroom.

Enter the property from an oak storm porch into the lobby, which has a central heating radiator and plenty of space to hang coats. Pass through a glass door into the entrance hallway, which has Kardean flooring, and a chestnut staircase to first floor, also doors leading into utility room, a shower room, and wooden concertina doors providing access to the dining kitchen. There is an electric storage heater, central heating radiator and sealed unit double glazed window in UPVC frame to rear.

In the utility room there is a wooden worktop with an inset ceramic Belfast sink with hot and cold taps and cupboards beneath. Appliance space and plumbing for washing machine and tumble dryer, an electric extractor fan, oil fired boiler, central heating radiator, double glazed windows in UPVC frames to front and UPVC door to rear. Again, there is ample space for hanging coats and storing shoes.

The shower room has a pedestal wash hand basin with chrome mixer tap over, low-level WC, a low profile double shower cubicle with chrome mains shower over, electric extractor fan and electric heater. Double glazed opaque window in UPVC frame to front, central heating radiator and electric chrome ladder style heated towel rail.

The dining kitchen area has a continuation of the Kardean flooring. The kitchen has Corian rolled edge preparation surfaces with inset 1 ½ stainless steel sink with adjacent drainer and chrome mixer tap over with tile splashback surround. Having a range of cupboards and drawers beneath with integrated appliances consisting of dishwasher, microwave and fridge freezer. Freestanding Stoves electric range cooker with five ring electric hob over with extractor fan over. Complimentary wall mounted cupboards over and sealed unit double glazed windows in UPVC frames to side, central heating radiator, opening leads to the:

Dining area, with a Jotul log burning stove with oak lintel and tile hearth, with built-in cupboards and drawers into chimney recess, central heating radiator and sealed unit double glazed windows in UPVC frames to side. Wooden door opens into a useful pantry with preparation surfaces with drawers beneath, tile floor and shelving.

Moving into the light and airy sitting room, which has a continuation of the Kardean flooring, a Woodwarm log burner with oak lintel and tile hearth. Sealed unit double glazed windows in UPVC frames to both sides, one with a bespoke wooden window seat, sealed unit double glazed French doors to rear patio and central heating radiators. Wooden doors lead to the garden room and study.

In the study, there is a central heating radiator, useful built in storage unit and sealed unit double glazed windows in UPVC frames to side. The garden room has tile flooring, dry underfloor heating and sealed unit double glazed windows in UPVC frames and door to garden, with views overlooking the garden, patio seating area and open fields.

The first floor landing and staircase has a stunning feature double height stained glass window in UPVC frames to side, Velux roof windows and doors off to bedrooms and family bathroom.

Walking into the master bedroom, there is a loft hatch access, central heating radiators and sealed unit double glazed windows in UPVC frames to front and side. An opening leads to the dressing area with built in wardrobes with sliding doors, central heating radiator, Velux roof window and door into the:

Ensuite, which has a white suite comprising wash hand basin with chrome mixer tap over with vanity base cupboard beneath, low-level WC, bath with chrome mixer tap and handheld showerhead. Chrome ladder style heated towel rail, Velux roof window to rear, central heating radiator, useful eaves storage.

The second bedroom has sealed unit double glazed windows in UPVC frames to side with large built in wardrobes with sliding doors and additional built-in wardrobe. Bedroom three has a sealed unit double glazed windows in UPVC frames to side, central heating radiator and useful built in airing cupboard housing hot water tank. The fourth bedroom has sealed unit double glazed windows in UPVC frames to side and central heating radiators.

The family bathroom has a white suite comprising pedestal wash hand basin with hot and cold taps over, low-level WC and double shower cubicle with chrome mains shower over, electric chrome towel rail, heater and extractor fan. Sealed unit double glazed window in UPVC frame to rear.

Without a doubt, one of the main selling features of the property is being situated in the centre of the 0.65 acre plot, surrounded by lawned gardens, with separate planting, vegetable, wild garden and patio seating areas with gazebo. There is a wooden garage, currently used to store for garden machinery, a log store, greenhouse and an additional shed. The property is approached by a long, gravelled gated driveway, providing ample parking for several cars and in turn leads to a large double garage, which has electric roll top doors, power and lighting with an electric car charging point. To the side of the garage is an attached workshop also with power and lighting, which has a sealed unit double glazed window in UPVC frame to front and a staircase leading to a useful attic storage space, located above the double garage with Velux roof windows and UPVC window to side. This space which is currently used as storage and a gym offers excellent potential for conversion (subject to necessary permissions) or alternative uses.

What 3 Words - ///hurries.teardrop.driveway

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA06102023

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band D



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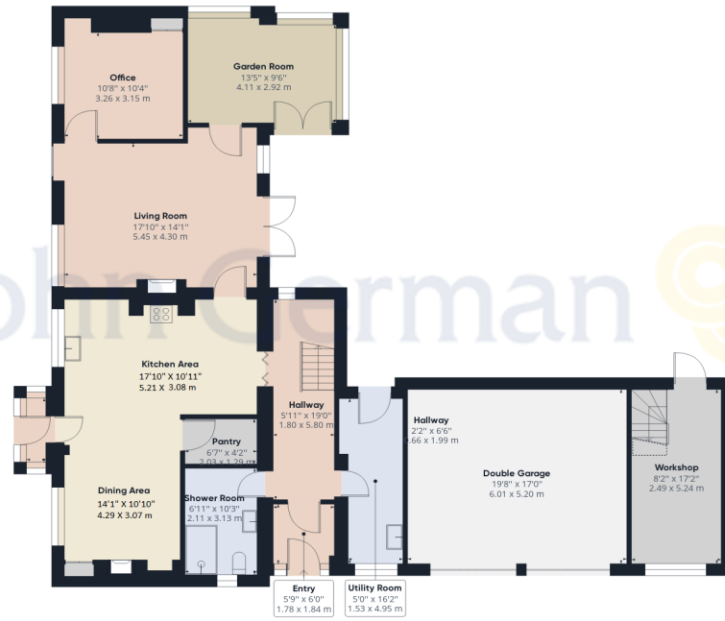












Ground Floor



Floor 1


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

3220.42 ft<sup>2</sup>  
299.19 m<sup>2</sup>

**Reduced headroom**

218.55 ft<sup>2</sup>  
20.30 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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

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### Agents' Notes

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### 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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