



The Gables
Ashby Road
Boundary
DE11 7BA

£595,000

A MOST DISTINCTIVE 5 double bedroom, 5 bathroom 3 storey DETACHED FAMILY HOME occupying a rural position with outstanding COUNTRYSIDE VIEWS, enjoying a spacious HIGH SPECIFICATION finish with 3282 Sq ft of living space, including the detached DOUBLE GARAGE with living space over & NO UPWARD CHAIN



Property Features

- Distinctive Home
- High Specification
- 3282 Sq Ft
- Rural Position
- Outstanding Views
- 5 Double Bedrooms
- 5 Bathrooms
- Living Kitchen
- Double Garage
- No Chain

Full Description

Standing proud on its plot, enjoying outstanding countryside views to the front, The Gables is a most distinctive individual 5 bedroom 3 storey detached family home, constructed by the current owner for his own occupation in 2020 and affording a high specification spacious interior extending to 3283 Sq ft (incl the garage) .

With a versatile interior including 5 en-suite bedrooms, this is the perfect family home and complemented by the detached double garage with living space over, ideal for guest accomodation or even air bnb.

Internally the property boasts a state of the art oil fired central heating system with underfloor heating, double glazing throughout and comprises an entrance hall, through lounge with an inglenook fireplace with log burner, living kitchen with aga which also provides domestic hot water,

utility room and cloakroom/wc. On the first floor are 3 bedrooms, all en-suite, whilst on the second floor are two further bedrooms with en-suite bathrooms.

Set back from Ashby Road with a long driveway approach, there is ample parking for several vehicles, whilst the detached double garage provides additional storage/parking with the advantage of having a shower room, living room & bedroom, making it ideal guest accomodation.

Lying approximately 1 mile outside of Ashby in the small hamlet of Boundary, the Gables is just a short car journey away from Ashby town centre, and the new Co-op & medical centre further along on Burton road, you can embrace everything the unique lifestyle that living in Ashby offers, with its many small boutique shops,an array of coffee and tea shops along the narrow alleyways, numerous restaurants and pubs, Hood park Leisure Centre, Bath Grounds, excellent local Schools, easy access to the M42 leading to many East and West Midlands towns and cities.

TENURE

We are advised the property is Freehold

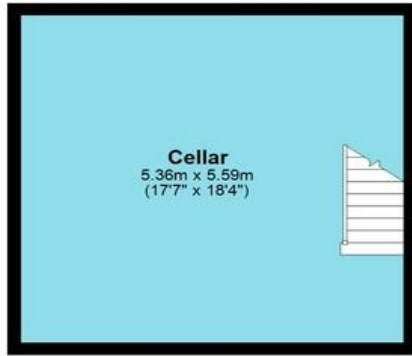
COUNCIL TAX

The property is in Band D





Basement
Approx. 29.9 sq. metres (322.3 sq. feet)



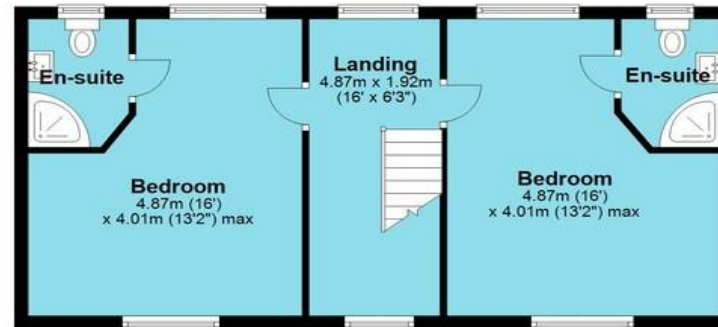
Ground Floor
Approx. 78.6 sq. metres (845.6 sq. feet)



First Floor
Approx. 74.4 sq. metres (801.3 sq. feet)



Second Floor
Approx. 49.3 sq. metres (530.9 sq. feet)



Total area: approx. 232.3 sq. metres (2500.2 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements