

# Threeways

Longford, Ashbourne, DE6 3DR

John   
German





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£725,000

Extended four-bedroom detached home on 0.30 acre plot in sought-after Longford, within the Ashbourne golden triangle. Over 1,900 sq ft of living space, double garage, two reception rooms, four double bedrooms. Ideal family home close to schools and countryside walks.

Threeways is a well-proportioned and extended four-bedroom detached home set on a generous plot of approximately 0.30 acre in the sought-after village of Longford, located within the Ashbourne golden triangle. Offering over 1,900 sq ft of internal living space, this property is ideally suited to families looking for space, practicality, and a desirable rural setting with easy access to Ashbourne, Derby and Uttoxeter that has a local Waitrose. The property is immaculately presented throughout and benefits from two spacious reception rooms, four double bedrooms, and a double integral garage, providing ample accommodation for modern family life.

The location offers a peaceful village environment with easy access to open countryside and country walks, while remaining within reach of well-regarded local schools, including a good village primary school. Longford continues to attract families looking for the balance of rural charm and convenience, and this home delivers on both. With flexible internal space and a sizeable plot, Threeways offers an ideal long-term home in one of Ashbourne's most desirable areas.

Upon entering the reception hallway, there is tiled flooring throughout and access to the snug, sitting room, dining kitchen, and guest cloakroom. A staircase leads to the first floor, with a useful understairs storage cupboard.

The tiled flooring continues into the spacious dining kitchen, which features rolled edge preparation surfaces with an inset stainless steel sink, drainer, and chrome mixer tap, complemented by matching upstands. A range of base units and drawers are arranged around a breakfast bar peninsula which has power sockets and space for seating. There is space and plumbing for a dishwasher, along with an electric Aga range cooker. Additional units provide storage, and there is freestanding space for a fridge freezer. The dining area is light and airy, benefiting from a triple aspect with a side window and uPVC French doors opening to both the rear and side gardens. A door leads through to the utility room.

The utility room continues the tiled flooring and is fitted with matching rolled edge work surfaces, inset stainless steel sink with drainer, and chrome mixer tap. There is space and plumbing for a fridge, washing machine, and separate tumble dryer, along with additional cupboard storage. A uPVC door provides external access to the side of the property.

The snug is a flexible reception space, suitable for use as a home office, study, or playroom, depending on requirements.

The main sitting room is a generously sized space with both uPVC French doors and sliding doors opening onto the rear garden, offering pleasant views across the garden. A fireplace with oak lintel, granite hearth, and inset log burner forms the focal point of the room.

The guest cloakroom is fitted with a white suite including a wash hand basin with chrome mixer tap.

On the first floor, the landing gives access to all four bedrooms, the family bathroom, an airing cupboard housing the hot water tank with shelving, and a loft hatch.

The principal bedroom is a large double with elevated views over the rear garden and countryside, and benefits from built-in wardrobes. It also has an en suite shower room with tiled flooring, white suite including wash hand basin with chrome mixer tap and vanity storage, low-level WC, double shower unit with mains chrome shower, and a chrome ladder-style heated towel rail.

Bedroom two is another spacious double with dual aspect windows to the front and rear plus a wash hand basin with chrome mixer tap and vanity cupboard.

Bedroom three is a further double enjoying elevated views over the rear garden.

Bedroom four is also a double sized room and is currently used as a study, also benefitting from garden views.

The family bathroom is fitted with a white suite comprising wash hand basin with chrome mixer tap and vanity cupboards, low-level WC, and a bath with chrome mixer tap and mains shower over, along with a glass shower screen.

Externally, the property is set back behind a large gravelled driveway offering off-street parking for multiple vehicles, continuing around to the rear. The front also includes a well-maintained lawn area. The integral double garage is equipped with power, lighting, and an electric up-and-over door.

A standout feature of this home is the generous plot of approximately 0.30 acre. The rear garden is immaculately presented with a patio seating area, pond, expansive lawn, mature borders with a variety of plants and trees, timber shed, greenhouse, and log store-all backing onto fields.

Please note: the neighbouring property has a right of access along the driveway for septic tank maintenance, though this is infrequently used.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Oil

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre to the cabinet

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band G

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

**Our Ref:** JGA/01052025

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John German









Ground Floor

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

2207 ft<sup>2</sup>

205 m<sup>2</sup>

Reduced headroom

29 ft<sup>2</sup>

2.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m



Floor 1

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



