

ASHLEA HOUSE

SOUTH CROXTON ROAD ♦ QUENIBOROUGH ♦ LEICESTERSHIRE ♦ LE7 3RU



**JAMES
SELICKS**

ESTATE AGENTS & CHARTERED SURVEYORS



AN ARCHITECT DESIGNED HOUSE ON THE OUTSKIRTS OF THIS WELL REGARDED VILLAGE WITH EXCELLENT EQUESTRIAN FACILITIES INCLUDING A QUALITY STABLE BLOCK, MÉNAGE, TURNOUT PADDOCK AND FIELDS, IN ALL TOTALLING APPROXIMATELY 3.5 ACRES, WITH A BROOK, DUCK POND AND GARAGING FOR SIX CARS

Ashlea House is situated on the outskirts of Queniborough village with fine far reaching uninterrupted countryside views, with village views of the parish church. The versatile accommodation with electric night storage heating in brief comprises an entrance hall, sitting room, family room, dining room, office, cloakroom, dining kitchen, utility room, staircase and landing gives access to five bedrooms, two en-suite bathrooms and separate family bathroom.

Queniborough is a thriving village; its popularity due to the quality and many historic buildings together with excellent local schooling both in the state and private sector, parish church, popular public house and village shop. Neighbourhood amenities are available in nearby Syston and a wider range of amenities are found at the market towns of Loughborough and Leicester to the south.

This fine family home is offered with the Agents strongest recommendation.

ENTRANCE VESTIBULE

ENTRANCE HALL
STAIRCASE OFF, radiator, door to garage.

SITTING ROOM
7.48m x 6.0m (24'6" x 19'8")

Dual aspect windows overlooking paddocks, brook and pond, feature fireplace, sliding patio doors to terrace, two radiators, understairs cupboard.

FAMILY ROOM
5.74m x 4.45m (18'10" x 14'7")

Inglenook fireplace and open hearth, windows to the front and rear, radiator.

DINING ROOM
4.45m x 3.40m (14'7" x 11'2")

Dual aspect windows, feature fireplace with an open hearth, radiator.

DINING KITCHEN
5.59m x 5.0m (18'4" x 16'5")

Dual aspect windows to the side and rear, tiled floor, excellent range of oak fronted kitchen cabinets, tiled preparation surfaces, built in double oven, four ring hob, radiator, sliding patio doors to the rear.

UTILITY ROOM
4.32m x 1.92m (14'2" x 6'4")
Tiled floor, fitted cupboards, cloaks cupboard.

CLOAKROOM
Low flush WC, wash hand basin.

OFFICE
4.61m x 4.45m (15'1" x 14'7")
Triple aspect windows, radiator, hard wood floor, ceiling downlighters, two radiators, CAST IRON SPIRAL STAIRCASE to bedroom two.



PRINCIPAL STAIRCASE AND LANDING

Give access to all first floor accommodation, landing with Velux window, airing cupboard, store cupboard, ceiling downlighters, radiator.

MASTER BEDROOM

5.44m x 4.92m (17'10" x 16'2")

Dual aspect windows providing fine countryside views, radiator, built in wardrobe, dressing table.

EN-SUITE BATHROOM

3.52m x 3.0m (11'7" x 9'10")

Large bath, pedestal wash hand basin, low flush WC, heated towel rail, shower enclosure.

BEDROOM TWO

4.59m x 4.45m (15'1" x 14'7")

Hardwood floor, dual aspect windows to side and rear elevations.

EN-SUITE SHOWER ROOM

Tiled shower enclosure, low flush WC, wash hand basin into vanity cupboard, hard wood floor, radiator, opaque glazed window to front.

FAMILY BATHROOM

3.30m x 2.70m (10'10" x 8'10")

Five piece suite comprising shower enclosure, bidet, low flush WC, panelled bath, wash hand basin, heated towel rail, ceramic wall tiling, window.

BEDROOM THREE

4.45m x 3.42m (14'7" x 11'3")

Built in wardrobes, dressing table, radiator, window to rear with fine views.

BEDROOM FOUR

3.68m x 3.32m (12'1" x 10'11")

Radiator, window to rear with fine views.

BEDROOM FIVE

3.32m x 1.72m (10'11" x 5'8")

Radiator, window to rear with fine views.

OUTSIDE

Ashlea House is approached via a driveway accessed through iron double gates. A forecourt provides ample car standing space and gives access to a double garage, integral with the house; in addition there is a detached garage block with a large double garage with two radiators and a workshop/tractor store adjacent with a separate entrance.

The grounds are laid to the front, side and rear and consist of paved terrace and sweeping lawns leading directly to a brook, weir and large duck pond with grass peninsulas and bridges providing a configuration area and views over the paddock and parish church in the distance.

The equestrian facilities are extremely well provided for with a turnout paddock and two post and rail paddocks in total extending to some 3.5 acres, with a Harlow field shelter and hay store and ménage. A separate access through iron gates leads to a second Harlow equipment store and to a substantial brick built stable block to include a tack room, three large horse boxes and further garaging for two cars.

PLEASE NOTE

We are advised by our Client that part of the fields are liable to flooding in extreme conditions.

DIRECTIONAL NOTE

From the centre of Leicester travel via the A46 in a north easterly direction travelling through Syston into Queniborough; turn eventually right into Main Street which becomes Croxton Road and in turn South Croxton Road.



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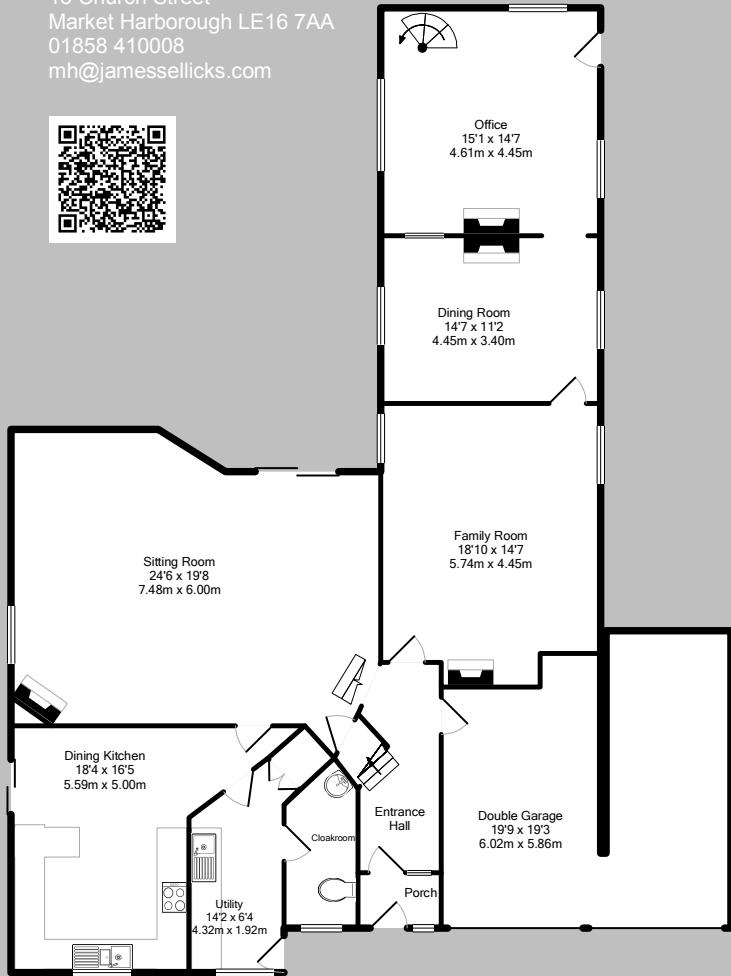
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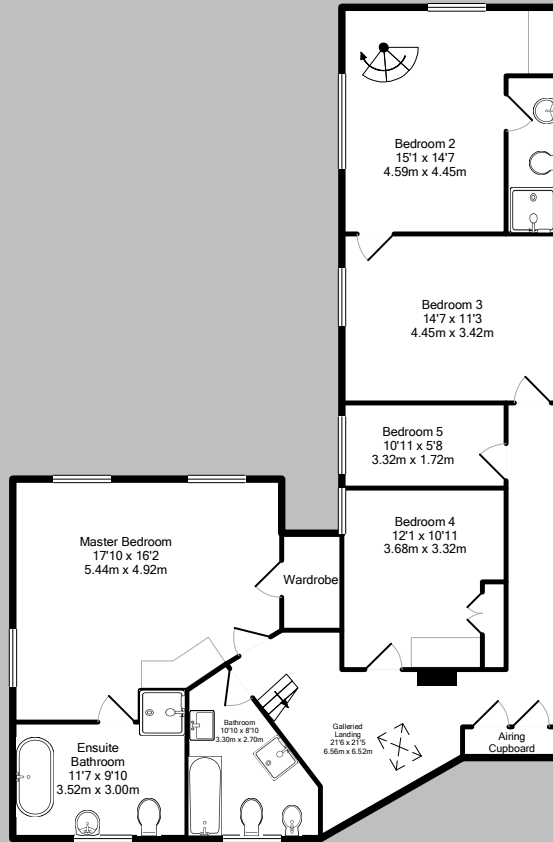


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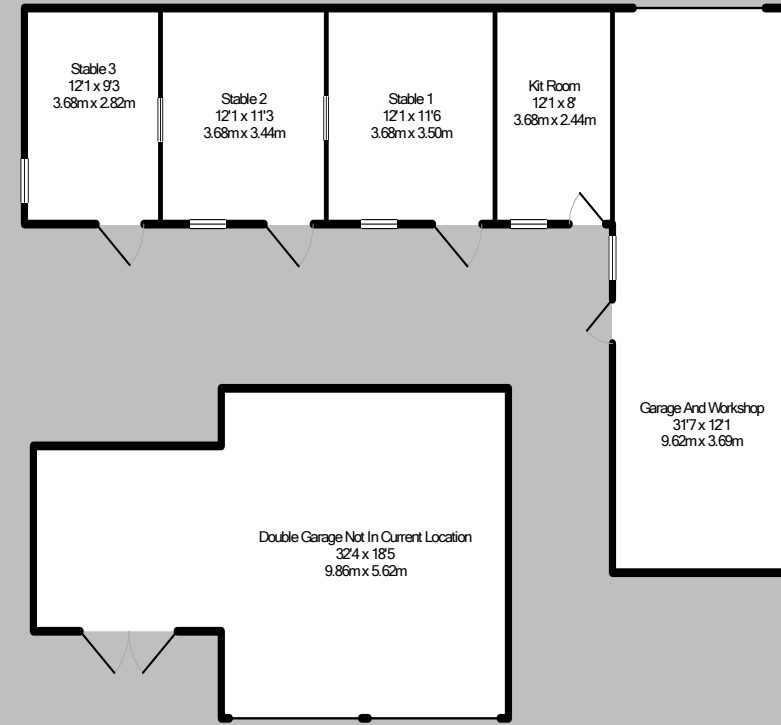
Total Approx Gross Internal Floor Area = 250.32 sq/m – 2693.5 sq/ft
Total Approx Gross Internal Floor Area Garages and Stables = 161.47 sq/m – 1738.64 sq/ft
Measurements are approximate, Not to scale, Illustrative purposes only.



Ground Floor



1st Floor



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(02-100) A
(81-91) B			(01-91) B
(69-80) C			(00-80) C
(55-68) D		65	(00-68) D
(39-54) E	42		(00-54) E
(21-38) F			(00-38) F
(1-20) G			(00-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.