



**Double
Garage**



Upper Packington Road

Ashby-de-la-Zouch, LE65 1EF

£775,000

- Distinctive family home
- Separate annexe/office suite potential
- Town centre location and Ashby schools catchment
- Gated courtyard with ample off street parking
- Large double garage/coach house
- 32ft open plan living kitchen
- Magnificent main bedroom suite
- Walled town centre gardens



White Gables is a magnificent Grade II listed townhouse providing flexible accommodation extending to 3125sq. ft. over four levels. The versatile beautifully presented interior comprises 5 bedrooms and 5 bathrooms and is suitable for sub-division to create a substantial family home and either a separate annexe or an independent office suite. Situated within walking distance of the historic market town of Ashby de la Zouch, this impressive Victorian home occupies a private walled garden plot with ample parking and a large double garage.

ACCOMMODATION

White Gables commands an excellent plot and position, just a two-minute walk from Ashby town centre, offering a wonderful lifestyle opportunity to embrace town-centre living at its finest.

This beautiful home has a strikingly distinctive exterior and a versatile interior comprising a spacious 3125 sq.ft of living space which offers a high specification, stylish and contemporary finish, successfully blending in the character features of the existing building. Dating back to 1837, this former school house was expertly renovated in 2016 by Lychgate Homes, under the watchful eye of David Granger Architectural Design Ltd, with meticulous care and attention to detail, and having been further adapted by the current owners into a quite exceptional family home. Particular note is made of the Stucco facade and sash windows bathing many of the rooms in light.

Occupying a large corner plot with private walled gardens, complemented by a large driveway and detached double garage with storage loft, there is more than ample parking for several cars and a rather

impressive staircase leading to the the front door. Arranged over four floors the versatile interior can be easily adapted and enjoys 3 reception rooms including a home office, a wonderful open plan re-fitted living kitchen with integrated appliances, beautiful staircases to all floors, 5 bedrooms, 5 bathrooms with 3 en-suites and a fabulous master bedroom suite with walk in dressing room.

GROUND FLOOR

A traditional entrance door opens onto the ground floor living accommodation featuring a sweeping 32ft open plan living/dining/kitchen blending historic elegance with open modern living, including a luxurious Charnwood fitted kitchen with Silestone Quartz work surfaces. This is an extremely light and spacious room with polished wood flooring and traditional sash windows. On this floor there is also a living room and staircases leading to the first and second floor accommodation together with the lower ground floor.

ENTRANCE HALL

LIVING KITCHEN DINER

32' 2" x 14' 0" (9.8m x 4.27m)

INNER HALLWAY

W.C.

LIVING ROOM

15' 8" x 12' 9" (4.78m x 3.89m)

FIRST FLOOR

The magnificent main bedroom suite is located on the first floor, incorporating a generous bedroom, separate four piece luxury bathroom and bespoke dressing room. This floor also offers a large double guest bedroom with en-suite.

MASTER SUITE

MASTER BEDROOM

16' 1" x 12' 1" (4.9m x 3.68m)

ENSUITE

DRESSING ROOM

9' 6" x 9' 6" (2.9m x 2.9m)

BEDROOM TWO

15' 8" x 12' 9" (4.78m x 3.89m)

ENSUITE

SECOND FLOOR

On the second floor landing, with lantern light, there is a well appointed four piece family bathroom with twin shower, and three further double bedrooms, one of which benefits from a second en-suite shower room.

BEDROOM THREE

15' 8" x 12' 9" (4.78m x 3.89m)

ENSUITE

BEDROOM FOUR

16' 1" x 12' 2" (4.9m x 3.71m)

BEDROOM FIVE

10' 3" x 10' 2" (3.12m x 3.1m)

FAMILY BATHROOM







LOWER GROUND FLOOR

To the lower ground floor there is a potential annexe/business/office suite with independent access, suitable for a dependent relative/teenager, staff or indeed a separate office suite - suitable for subdivision, if required. There are two reception rooms, currently used as a study and a family room, ground floor shower room and large utility room, suitable as a second kitchen.

RECEPTION HALL

11' 2" x 10' 8" (3.4m x 3.25m)

UTILITY ROOM/ANNEX KITCHEN

14' 8" x 8' 2" (4.47m x 2.49m)

STUDY/ANNEX LIVING ROOM

12' 3" x 11' 1" max. (3.73m x 3.38m)

SHOWER ROOM

FAMILY SNUG/ANNEX BEDROOM

15' 0" x 11' 6" (4.57m x 3.51m)

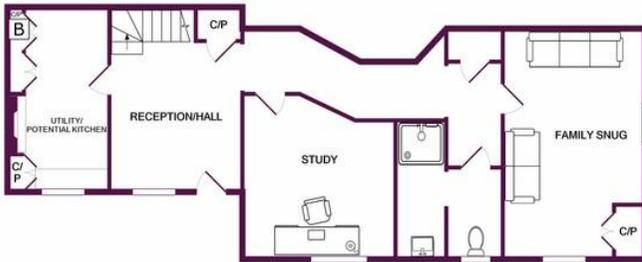
OUTSIDE GARDEN & GROUNDS

Electric gates open onto a generous block brick courtyard providing ample off street parking which in turn leads to the detached double garage with ladder access to storage over. Walled gardens are laid to lawn with established shrubs, floral borders and a delightful private patio, ideal for outdoor entertainment and family dining.

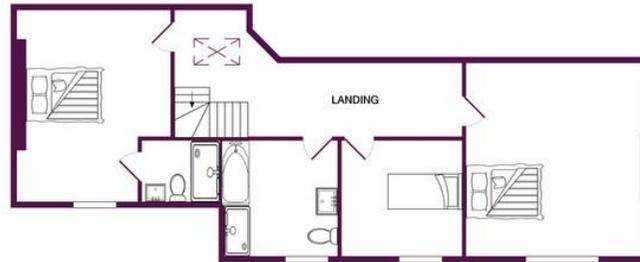
LOCATION

White Gables occupies a prime position located off Upper Packington Road on the corner of Prior Park Lane with a pleasant stroll along Mount Walk, past Ashby Castle and through the churchyard at St. Helen's Church, onto South Street leading into the hustle and bustle of Market Street. The town boasts a wealth of main brand high street shops, banks and building societies, together with boutique shops offering a selection of shopping opportunities, with the

library, Hood Park leisure centre and Ashby Castle providing interesting leisure pursuits. The historic market town of Ashby de la Zouch lies within the National Forest with Hick's Lodge and Conkers visitor centre close by. Historically the town was dominated by the 12th century manor house, eventually becoming a 15th century castle belonging to the Hastings family. Excellent road links south-west via the M42 to Birmingham and Birmingham International Airport, or north-east to the M1 motorway corridor with East Midlands conurbations beyond and Nottingham East Midlands Airport at Castle Donnington. Popular schooling includes four primary schools, middle school and Ashby School. Repton School 10.2 miles, Loughborough Schools Foundation - 13.3 miles, Twycross House School 8.2 miles, Dixie Grammar School - 19 miles.

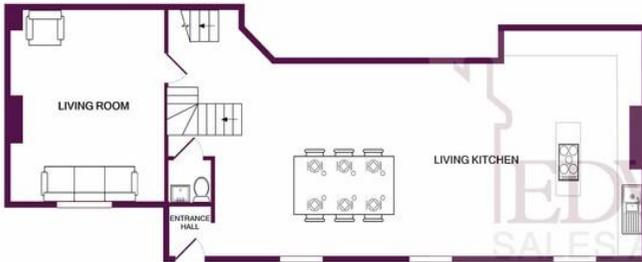


BASEMENT/ANNEX OR OFFICE SUITE



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR



1ST FLOOR

COUNCIL TAX BAND

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

North West Leicestershire District
Council

EDWARDS
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