



Fox Grove Dobbin Horse Lane,Ashbourne DE6 1ND

welcome to

Fox Grove Dobbin Horse Lane, Ashbourne

Set within a beautiful rural location is this stunning detached property. Accommodation offers, entrance hall, three reception rooms, bespoke kitchen & stunning orangery, ground floor wc, four bedrooms, master with ensuite shower room & family bathroom/wc. Detached garage & breathtaking rural views.



Entrance Porch

An open entrance porch with quarry tiled floor and windows to one side. A part glazed entrance door leads to:

Entrance Hall

With Minton decorative tiled floor.

Sitting Room

27' x 12' (8.23m x 3.66m)

A delightful triple aspect bay windowed sitting room which has views to the front and rear with double glazed bay window offering views over the large rear gardens. The focal point is a decorative cast iron fireplace with ceramic tiled inset and oak mantle. Ceiling cornice and two radiators.

Bay Windowed Dining Room

11' 6" x 10' 6" (3.51m x 3.20m)

Measurements taken into the front facing bay window. Bay window has two radiator panels beneath. Maximum measurements are taken to the chimney recess where there are natural pine fitted storage cupboards and display shelving.

Dining Kitchen & Orangery

27' 7" x 19' 1" max overall (8.41m x 5.82m max overall)

A particularly well extended living kitchen which has a garden room extension with vaulted ceiling, exposed rafters and Velux rooflights. Also with almost floor to ceiling double glazed windows to each side and triple bi fold doors open onto the gardens. Undertile heating.

The kitchen area has bespoke natural pine base and wall cabinets which have deep granite work surfaces incorporating an inset sink unit and a electric hob with extractor fan above. Stanley oil fired range which provides central heating, hot water and cooking facilities. The floor is ceramic tiled throughout. Cabinets include a large granite topped dresser with drawers and shelving. A pantry cupboard has shelving and a window. Undertile central heating and radiator.

Rear Entrance Porch

With Terrazzo tiled floor and door leading into the garden. There is a Grant oil fired central heating boiler which provides central heating and hot water.

Ground Floor Wc

Also with Terrazzo floor and a white suite including wc and wash basin. Radiator.

First Floor Landing

A split level galleried landing with side facing window offering delightful views over the gardens and of the farmland beyond. Radiator and access to a roof space.

Master Bedroom

14' 5" x 9' (4.39m x 2.74m)

Lobby with entrance door has a cylinder airing cupboard housing the unvented hot water storage vessel. The bedroom has a rear facing window with radiator beneath.

Ensuite Shower Room

7' 5" x 9' 7" (2.26m x 2.92m)

With a modern white suite with chrome fittings including an open shower with glazed sides and Aqualisa thermostatic shower, pedestal wash hand basin with mixer tap and wc. Central heated towel rail, translucent window to the rear and a light with shaver point.

House Bathroom/ Wc

10' x 7' 4" (3.05m x 2.24m)

With a four piece suite including oval free standing bath with centre taps, corner glass shower enclosure with Aqualisa thermostatic shower. WC and pedestal wash basin with mixer tap. Centrally heated and electrically heated towel rail, shaver/light fitment and double glazed translucent windows. Bathroom is majority ceramic tiled.

Bedroom

15' 10" x 6' 9" (4.83m x 2.06m)

With side facing double glazed window and radiator.

Bedroom

9' 10" x 12' 9" (3.00m x 3.89m)

Delightful views to the front over adjoining farmland and distant views towards Thorpe Cloud. Built in wardrobe with hanging rail. Radiator.

Bedroom

11' 4" x 10' (3.45m x 3.05m)

Also with front facing window with spectacular views. Radiator.

Exterior & Gardens

The property occupies a delightful setting some distance along the lane. Surrounded by open countryside. Double gated driveway provides vehicular access, parking for several vehicles and turning space with access to the four car detached garage.

The gardens at the front are mainly laid to lawn with deep shrub/herbaceous borders. Front pathway is flanked by flowering borders including Rose. Exterior light.

Rear Gardens

The rear gardens are also mainly laid to lawn including the former grass tennis court. There is a cultivated vegetable garden.

There are numerous fruit trees. Gardens are enclosed with post and rail and mature mixed thorn hedging.

Broadband

The property is equipped with fibre broadband.



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welcome to

Fox Grove Dobbin Horse Lane, Ashbourne

- A Large Detached Family Home
- Outstanding Rural Location
- Superb Views
- Sympathetically Extended
- All Facilities & Amenities Are Up To Date

Tenure: Freehold EPC Rating: F

offers in the region of

£800,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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bagshaws residential



01335 346677



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,
Derbyshire, DE6 1GF



bagshawsresidential.co.uk