



102 Malthouse Lane,
Ashover, S45 0BU

GUIDE PRICE

£425,000

W
WILKINS VARDY

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£425,000

GUIDE PRICE: £425,000 - £450,000 - SUPERB STONE BUILT FAMILY HOME SET WITHIN EXCLUSIVE GATED DEVELOPMENT

A beautifully presented stone built family home, situated within an exclusive gated development in a sought after village location.

The property offers well appointed accommodation arranged over three floors, providing versatile and practical family living. To the ground floor are an entrance hallway with cloaks/WC, useful utility room and a versatile office. The first floor features a fitted kitchen together with a generous dual aspect living/dining room, enjoying plenty of natural light. To the second floor are two double bedrooms and a 4-piece family bathroom. The property also benefits from its own driveway, integral garage and attractive enclosed rear garden.

Just a short distance from the centre of Ashover Village, the property has access to the communal grounds which includes formal gardens, 14 acres of paddock and an all weather tennis court.

Ashover is one of Derbyshire's most sought after villages, with local schools and amenities and great transport links into the Peak District National Park and towards Chesterfield, Matlock and Sheffield.

- SUPERB THREE STOREY STONE BUILT FAMILY HOME IN SOUGHT AFTER VILLAGE LOCATION
- CLOAKS/WC, MODERN UTILITY ROOM & FITTED KITCHEN
- GENEROUS DUAL ASPECT LIVING/DINING ROOM
- 4-PIECE FAMILY BATHROOM
- ATTRACTIVE LAWNED REAR GARDEN WITH PATIO OVERLOOKING FORMAL GARDENS
- 15 ACRE GATED DEVELOPMENT WITH ALL WEATHER TENNIS COURT
- VERSATILE GROUND FLOOR RECEPTION ROOM, CURRENTLY USED AS AN OFFICE
- TWO DOUBLE BEDROOMS
- INTEGRAL GARAGE & DRIVEWAY
- EPC RATING: TBC

General

Gas central heating

Wooden framed sealed unit double glazed sash windows

Gross internal floor area - 111.8 sq.m./1203 sq.ft (including Garage)

Council Tax Band - F

Tenure - Leasehold

Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A wooden front entrance door opens into a ...

Entrance Hall

Fitted with wood flooring. A staircase rises to the first floor accommodation.

Cloaks/WC

Fitted with a white 2-piece suite comprising a pedestal hand wash basin and a low flush WC.

Utility Room

14'6 x 9'10 (4.42m x 3.00m)

Fitted with a range of modern shaker style wall, drawer and base units with under unit lighting and complementary wood work surfaces over.

Belfast sink with dual lever kitchen mixer tap.

Integrated appliances to include a washing machine and a tumble dryer.

Space is provided for a fridge/freezer.

Tiled floor.

Office

8'11 x 8'7 (2.72m x 2.62m)

A good sized reception room having downlighting. A door from here gives access into the garage.

On the First Floor

Landing

With staircase rising to the second floor accommodation.

Kitchen

10'0 x 7'10 (3.05m x 2.39m)

Fitted with a range of wall, drawer and base units with under unit lighting and complemetnary work surfaces and upstands.

Inset sink with pull out hose spray mixer tap.

Integrated appliances to include a fridge and a dishwasher.

Space is provided for a range cooker with splashback and extractor over.

Tiled floor.

Lounge/Diner

22'9 x 13'0 (6.93m x 3.96m)

A spacious dual aspect reception room having a feature fireplace with inset living flame coal effect gas fire.

On the Second Floor

Landing

Bedroom One

13'0 x 10'0 (3.96m x 3.05m)

A generous front facing double bedroom.

Bedroom Two

10'4 x 9'4 (3.15m x 2.84m)

A dual aspect double bedroom.

Bathroom

10'0 x 7'10 (3.05m x 2.39m)

Being part tiled and fitted with a 4-piece white suite comprising a tiled in bath, corner shower cubicle with mixer shower, hand wash basin with storage below, and a low flush WC.

Vertical heated towel rail.

Laminate flooring.

Outside

A block paved driveway provides off street parking for one vehicle and leads to an Integral Garage (12'4 x 8'11). There is also a decorative pebbled area and rockery.

There is a gate to the side of the property giving access to a set of steps which lead up to a pebbeld seating area and to the rear of the property where there is a paved patio area. Steps from the patio lead up to a lawned garden with shrub borders.

Additional Information

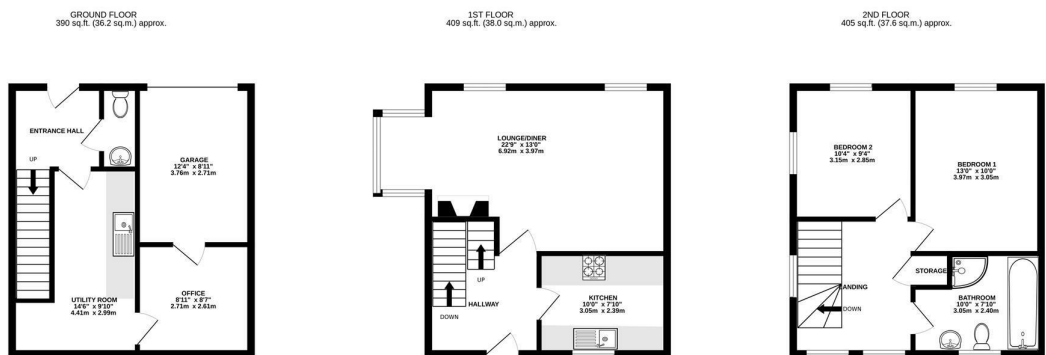
The property is Leasehold - Term of 999 Years.

Lease Start Date: 25/09/2002.

Lease End Date: 01/01/3001

Current Service Charge: £136 per month. This charge covers maintenance of all communal areas including access gates, communal gardens and the all weather tennis court. Each owner within the development are Leaseholders but also enjoy a share of the Freehold and therefore have an ability (through the Management Company) to control maintenance and management of the shared grounds. Further details with regards to this are available upon request.





TOTAL FLOOR AREA: 1203 sq.ft. (111.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014
Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

