



Rushey Close Ashby De La Zouch

- Attractive semi-detached family home
- Beautifully constructed by Ashberry Homes
- Gorgeous kitchen/diner with herringbone flooring
- Living room with floor to ceiling windows
- Three bedrooms and two bathrooms
- Newly built versatile garden studio
- Short walk to Prestop Park Woods
- Close to local schooling and amenities
- EPC Rating B / Council Tax Band C / Freehold

Constructed by Ashberry Homes, this property enjoys a desirable position on the edge of Prestop Park Woods, part of the National Forest.

The peaceful setting offers excellent opportunities for outdoor walks and recreation, while remaining within easy reach of the historic market town of Ashby-de-la-Zouch, which provides a wide range of amenities, shops, and eateries.

The home itself is characterised by a thoughtfully designed interior, with a bright rear living room featuring tall windows and French doors that open directly onto the garden. This sense of light continues to the first floor, where the main bedroom benefits from a dual aspect and an en suite shower room.

Outside, the property features a well-considered garden arrangement, including a dedicated garden studio, with electric and lighting, suited to a variety of uses, with French doors opening onto a paved seating terrace.





Accommodation:

Upon entering, you are welcomed by a bright entrance hall with a convenient guest cloakroom. To the front sits a well-appointed kitchen/diner, featuring shaker-style units, complementary work surfaces, and attractive herringbone wood flooring that continues throughout the ground floor.

To the rear, a spacious family living room offers a versatile layout, enhanced by floor-to-ceiling windows that flood the room with natural light. French doors open directly onto the rear patio, creating a seamless indoor-outdoor connection.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom benefits from a modern en suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Gardens and land:

The outdoor space has been thoughtfully enhanced to create an impressive and functional setting. A standout feature is the garden studio, currently used as a bar and entertainment area, ideal for hosting guests. This is complemented by a sunny patio and a well-maintained lawn, perfect for relaxation and family use.

The property also benefits from a garage with access from both the front and rear, providing excellent storage and convenience.



Location:

Set on the edge of Prestop Park Woods within the National Forest, the home enjoys a tranquil, nature-rich environment. Despite this, it remains just a short drive from Ashby-de-la-Zouch, a charming historic market town offering a broad selection of everyday amenities, independent shops, and dining options, making it both a peaceful and convenient place to live.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band C.



Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

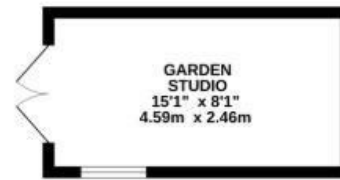
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

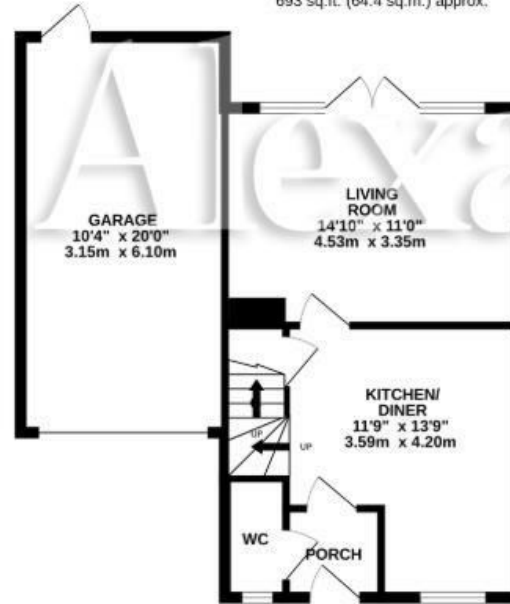
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.3 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		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

