



# Ashby Road Breedon-On-The-Hill

- Generous 1/5 acre plot with future potential
- Set back from road with excellent privacy
- Spacious home with flexible layout
- Bright dual-aspect lounge
- Three good-sized bedrooms
- Loft with fitted ladder and power installed
- Extensive rear garden with mature trees
- Large driveway and garage/workshop
- EPC Rating B / Council Tax Band D / Freehold

Alexanders are delighted to present to the market a rare opportunity to acquire a spacious home occupying a generous plot of approximately 1/5 acre, offering significant scope for future development (subject to the necessary planning consents), set within the highly desirable village of Breedon on the Hill. The property is set back from the road, offering a strong sense of privacy and space, surrounded by mature gardens and established planting that create a tranquil, leafy setting.

The driveway and attached garage/workshop provide substantial parking and practical space, while the extensive grounds offer room for creative outdoor living, garden structures, or further landscaping. The home also benefits from solar panels, adding sustainable energy efficiency to its many attributes, alongside flexible interiors that can be adapted and enhanced.

Located within a historic village, the setting combines charm and seclusion with excellent connections to the surrounding region. Expansive gardens, privacy, solar energy, and development potential make this a property of exceptional appeal and versatility.





### **Accommodation:**

Internally, the property offers a flexible and versatile layout arranged over two floors. The accommodation briefly comprises an entrance hall, WC, a spacious lounge, separate dining room, and kitchen.

To the first floor are three good-sized bedrooms and a family bathroom, providing comfortable living with excellent potential to reconfigure or extend to suit individual requirements.

### **Gardens and land:**

The property is set well back from the road, enjoying a wonderful sense of privacy and space, making it ideal for a growing family. To the front, a substantial driveway provides ample off-road parking and leads to an attached garage/workshop. The generous front gardens are predominantly laid to lawn, complemented by established borders that enhance the property's attractive setting.

To the rear, the expansive garden continues this theme, featuring mature trees, established planting, and ample space for outdoor living, along with further potential for a garden store or greenhouse.



### **Location:**

Breedon on the Hill is a highly regarded village nestled on the borders of Leicestershire and Derbyshire, renowned for its charming character, strong sense of community, and picturesque surroundings. The village is home to the historic Breedon Priory Church, a popular local pub, and offers convenient access to nearby market towns and key transport links, including the A42 and East Midlands Airport—making it ideal for both commuters and those seeking a more rural lifestyle.

### **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 D.

### **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.

### **Services:**

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

Heating is provided by an oil-fired central heating system.

The property benefits from owned solar panels.

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



**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:**

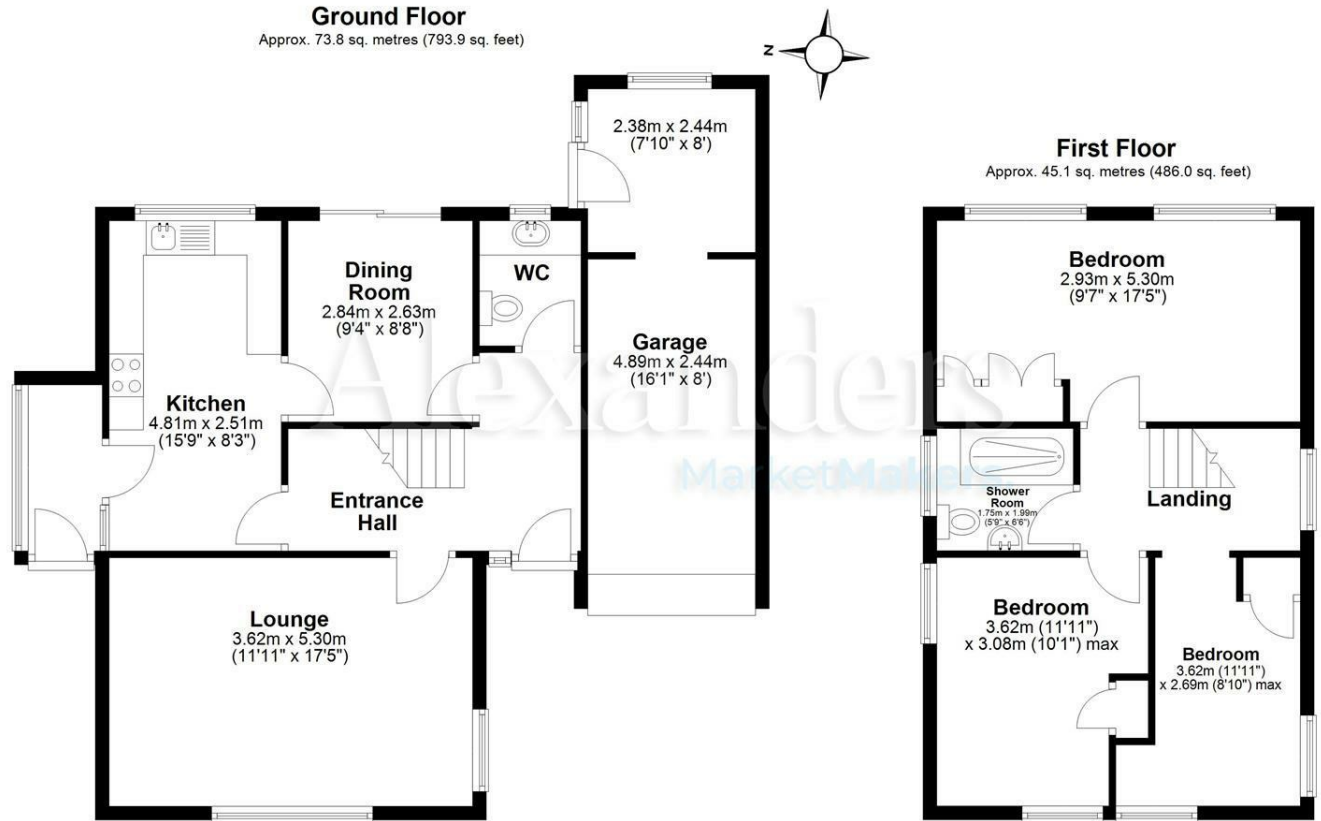
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**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.



Total area: approx. 118.9 sq. metres (1279.9 sq. feet)

| Energy Efficiency Rating                    |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            | <b>86</b> | <b>91</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |



