



2 Quen Cottage, Measham Hall Swebstone Road

| DE12 7HF | Guide Price £240,000

ROYSTON
& LUND

- Guide Price £240,000 - £245,000
- Surrounded by Countryside with Unrivalled Views from all Windows
- Kitchen with Room for Standalone Appliances
- West Facing Garden with Picket Fence
- Council Tax A
- One Bedroom Cottage Accessed via a Private Driveway
- Dual Aspect Lounge with Storage
- Family Bathroom
- EPC - TBC
- Freehold





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A unique opportunity to buy this stunning one bedroom cottage in a tucked away location close to the village of Measham and the Market Town of Ashby-de-la-Zouch. With unrivalled views of wide-open countryside this is a gem of a property, an opportunity too good to miss.

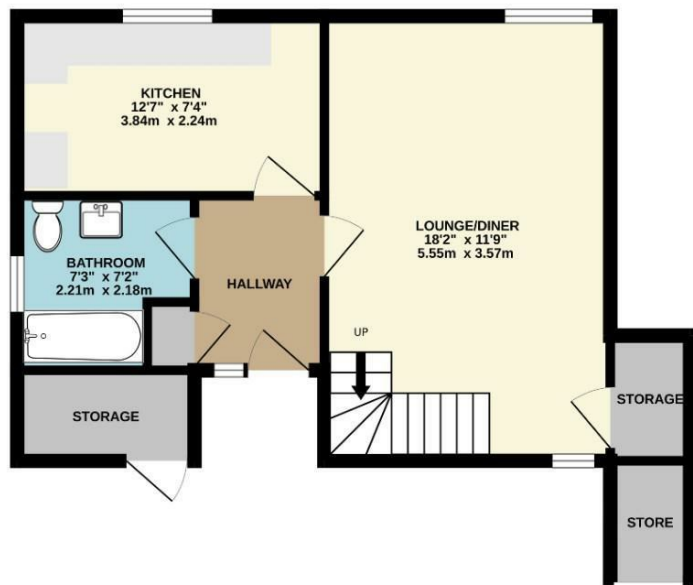
The property is accessed up a private driveway winding through the open fields. Entering the property through a hallway there is access to a three piece bathroom with shower over the bath. Access to the kitchen is also from the hall, situated at the rear of the property with a window overlooking the wide-open countryside. The kitchen has room for free standing appliances. The lounge is dual aspect with views to the garden and fields beyond. The ceiling of the lounge is beamed and there is a feature open fire. There is also a storage cupboard.

Stairs from the lounge lead to the first floor where there is a large bedroom with a walk-in wardrobe and a further wardrobe/storage. A window to rear gain overlooking the unrivalled views.

Outside of the property there is an attached open store area and a further storage area with a door. The garden is West Facing with a picket fence and patio area. Your sense of space is in abundance with the fantastic views of the countryside all around.



GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
230 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.6 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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EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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



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