# No.4 Ash Close, Barrow Upon Soar, Loughborough

Offers Over £530,000

Ash Close, Barrow upon Soar – A Rare and Versatile Detached Home in a Peaceful Setting. Rezide presents an exceptional opportunity to acquire a rare visitor to the market — a beautifully extended detached residence situated in a small, exclusive development in the heart of Barrow upon Soar. Set in a quiet cul-de-sac, this home offers the perfect blend of space, privacy, and eco-conscious features, making it an ideal family home in a truly tranquil environment.

Approaching the property along the secluded Ash Close, you are immediately struck by the home's charming kerb appeal. Set on a generous corner plot, the house enjoys open views across a privately owned green space opposite — thoughtfully landscaped with mature trees and shrubs, ensuring your peaceful outlook remains untouched. This unique setting provides a quiet and safe atmosphere, ideal for families seeking both calm and community.

Internally, the home has been thoughtfully extended to offer outstanding versatility across multiple reception rooms, with the flexibility to accommodate a downstairs bedroom if desired. Entering via a useful porch, there is ample space for coats and shoes before stepping into the formal entrance hallway. From here, you can access the double garage, which has been boarded and equipped with lighting and power, making it perfect for storage, a workshop, or a home gym, though it can easily be reinstated for vehicle use.

The hallway also leads to the main lounge, a bright and generously proportioned space with a large front-facing window that frames the green views beautifully. Adjacent is the formal dining area, ideal for entertaining, which connects to both the rear garden and the kitchen. The kitchen itself is well-appointed with a range of fitted base and wall units, an inset hob, a sink with drainer, and integrated appliances including an eye-level electric oven and dishwasher. A useful utility area sits just off the kitchen, with access to a ground floor WC and a side door to the exterior.

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The extended part of the home adds further depth and flexibility. A central lobby space links to a spacious front reception room, which offers potential as a fifth bedroom, home office, or additional sitting area, benefitting from dual-aspect windows that flood the room with natural light. To the rear of the lobby, the stunning garden room features a vaulted ceiling, Velux skylights, and patio doors leading onto the landscaped rear garden, making it a serene space to enjoy all year round.

Upstairs, the first floor provides four well-sized bedrooms, three of which are doubles. The principal bedroom is especially spacious and includes built-in wardrobes along with its own en-suite shower room. It also enjoys a lovely view over the green at the front. The remaining bedrooms offer flexibility for children, guests, or home working, while the family bathroom is fitted with a panelled bath, pedestal wash basin, low-level WC, and tiling to the wet areas.

Externally, the rear garden has been landscaped with low maintenance in mind, featuring a paved patio just outside the rear doors, a well-kept lawn, mature planting, and a further patio seating area at the rear. This space is complemented by a garden shed and also benefits from a second shed and offers excellent privacy thanks to its corner plot position. The front garden

is equally well-kept, and there is off-road parking for several vehicles, along with side access to the rear via a timber gate.

In keeping with modern sustainable living, the home also benefits from 13 solar panels and two high-capacity battery storage units, together offering up to 14kW of stored energy. This significant eco-friendly feature enhances the home's energy efficiency and reduces running costs, adding further appeal for environmentally conscious buyers. The property offers solar panels that are owned outright, RV charing is available and also benefits from outdoor electrical points.

This is more than just a house — it's a rare opportunity to create a truly special family home in one of the area's most peaceful and desirable settings. Early viewing is highly recommended to fully appreciate everything this versatile and beautifully presented property has to offer.

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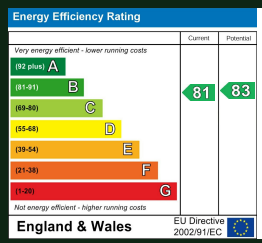
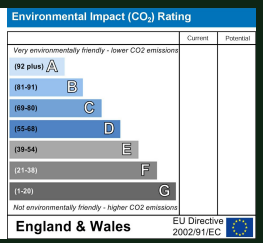
# How to find No.4 Ash Close, Barrow Upon Soar,

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