



## 18 Measham Road , Ashby-De-La-Zouch, LE65 2PF Offers Over £1,000,000

A magnificent detached 1930s home on one of Ashby-de-la-Zouch's most prestigious roads, offering timeless character, privacy and west-facing garden with breathtaking countryside views and direct backing onto Willesley Golf Club.

### The Details

This attractive 1930s detached home offers generous proportions and a warm, welcoming feel throughout, reflecting the quality and character of its era. The accommodation extends to approximately 1,938 sq ft and includes spacious reception rooms filled with natural light, creating versatile living spaces ideal for family life, entertaining or relaxed day-to-day living.

The property sits on a generous plot, with a mature west-facing rear garden that enjoys excellent privacy and a peaceful outlook over neighbouring green space. The garden provides a wonderful extension of the living accommodation — ideal for outdoor dining, quiet relaxation or family enjoyment — while the private driveway adds both convenience and a sense of seclusion.

Planning permission was previously granted for development at the property; however, this

- Elegant 1930s detached residence of approx. 1,938 sq ft (~180 m<sup>2</sup>)
- Highly sought-after and prestigious residential location
- Mature, private west-facing garden backing onto open green space
- Spacious, light-filled reception rooms with period proportions
- Private driveway providing secure off-street parking
- Attractive balance of character features and comfortable family living
- Close to Ashby town centre amenities and historic surroundings
- Excellent road access via A42 / A511 to the wider Midlands
- Rail connections available from nearby Tamworth with services to London
- Previously approved planning to create a bespoke home

### Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.



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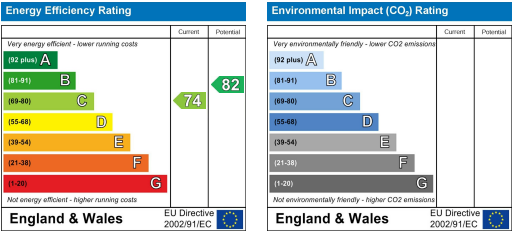
Floor Plan



Area Map



Energy Efficiency Graph



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