



16 Ashbourne Drive, Weston

£575,000 Freehold



Offered with no onward chain, allowing buyers to enjoy a smoother and potentially quicker move without the uncertainty of an onward purchase. • Offering approximately 2,000 sq. ft. of accommodation, this substantial home provides generous and versatile space for modern family life. • Four well-proportioned bedrooms and three bathrooms, including two stylish en-suites, provide excellent comfort and flexibility for family and guests. • A superb kitchen/diner sits at the heart of the home, featuring a large central island, extensive storage and generous space for dining and entertaining. • The established rear garden is a real highlight, with mature planting, generous lawn, pergola seating area and children's play space.



This Wychwood Park gem ticks all the boxes. An impressive and generously proportioned four double bedroom family home, offering approximately 2,033 sq. ft. of accommodation arranged over two floors. Situated in a sought-after location, this superb property combines substantial living space with a practical and versatile layout, presented in very good condition and neutrally decorated throughout. The ground floor features multiple reception areas, an impressive kitchen/diner, a useful office, utility room, double garage. Upstairs are four double bedrooms, three bathrooms. There is an attractive landscaped gardens completing this exceptional home. A key benefit is that the property is offered with no onward chain, allowing for a swift and straightforward purchase.

To the front of the property is a generous driveway providing parking for up to three cars. The driveway leads towards the property's substantial double garage which benefits from a fully boarded loft space complete with fitted drop-down ladder access, providing extensive storage. There is also an EV charger.

The main property opens into a welcoming entrance hall, providing access to the principal ground-floor accommodation and incorporating the staircase to the first floor. The hallway gives a good sense of the scale of the house, with the different reception and living spaces arranged naturally around it. The main living room which overlooks the gardens benefits from a wonderful feeling of openness and space. A further separate lounge, also with access to the rear garden, provides valuable additional reception space allowing different members of the family to enjoy separate spaces and providing plenty of room for entertaining.

At the heart of the ground floor is the impressive kitchen/dining room, seamlessly combining a beautifully presented, fitted country kitchen with a generous dining and family space. Designed for both practical everyday living and effortless entertaining, the kitchen features an extensive range of light-toned cabinetry, quality work surfaces, integrated appliances and a large central island – forming a natural gathering point. Dual-aspect windows flood the room with natural light while offering pleasant views across both the front and rear of the property. The adjoining dining and family area comfortably accommodates a large table alongside additional seating, creating a bright, cohesive, and highly sociable hub that truly serves as the heart of the home. A utility area provides useful additional household space – positioned off the main kitchen. This is particularly practical for laundry, household appliances and general storage. A convenient ground-floor WC is positioned off the entrance hall and is ideally placed for guests and everyday family use.

The property also benefits from a dedicated office, providing an excellent space for working from home. Featuring double patio doors that open out towards the rear South-facing garden, the room enjoys a lovely aspect and plenty of natural light. It could equally be used as a study, hobby room or home gym, offering useful flexibility off the main living areas.

The first floor of the property provides four double bedrooms, two of which have en-suites, arranged around a central landing, creating a practical and well-balanced layout. The landing also provides access to the family bathroom. The principal bedroom is a particularly spacious. A significant benefit is the large private en-suite, providing dedicated bathroom facilities and adding a sense of convenience and privacy. Bedroom two is a well-



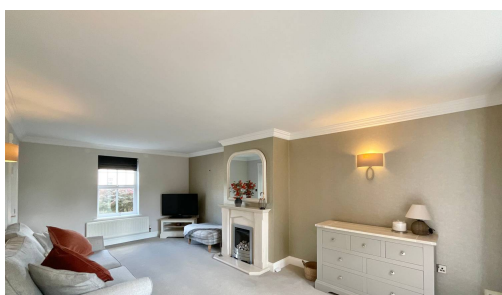
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Council Tax band: G

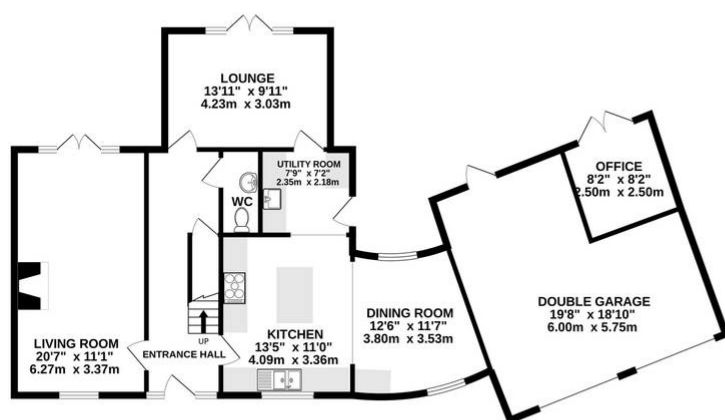
Tenure: Freehold

EPC Energy Efficiency Rating: C

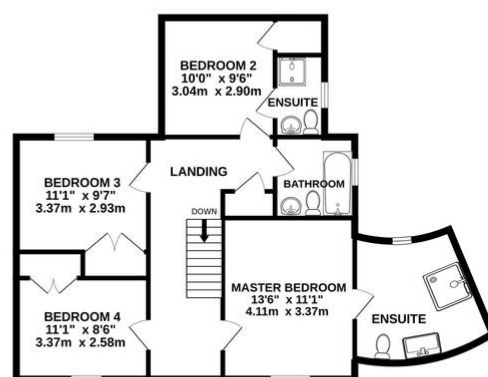
EPC Environmental Impact Rating: C



GROUND FLOOR
1212 sq.ft. (112.6 sq.m.) approx.



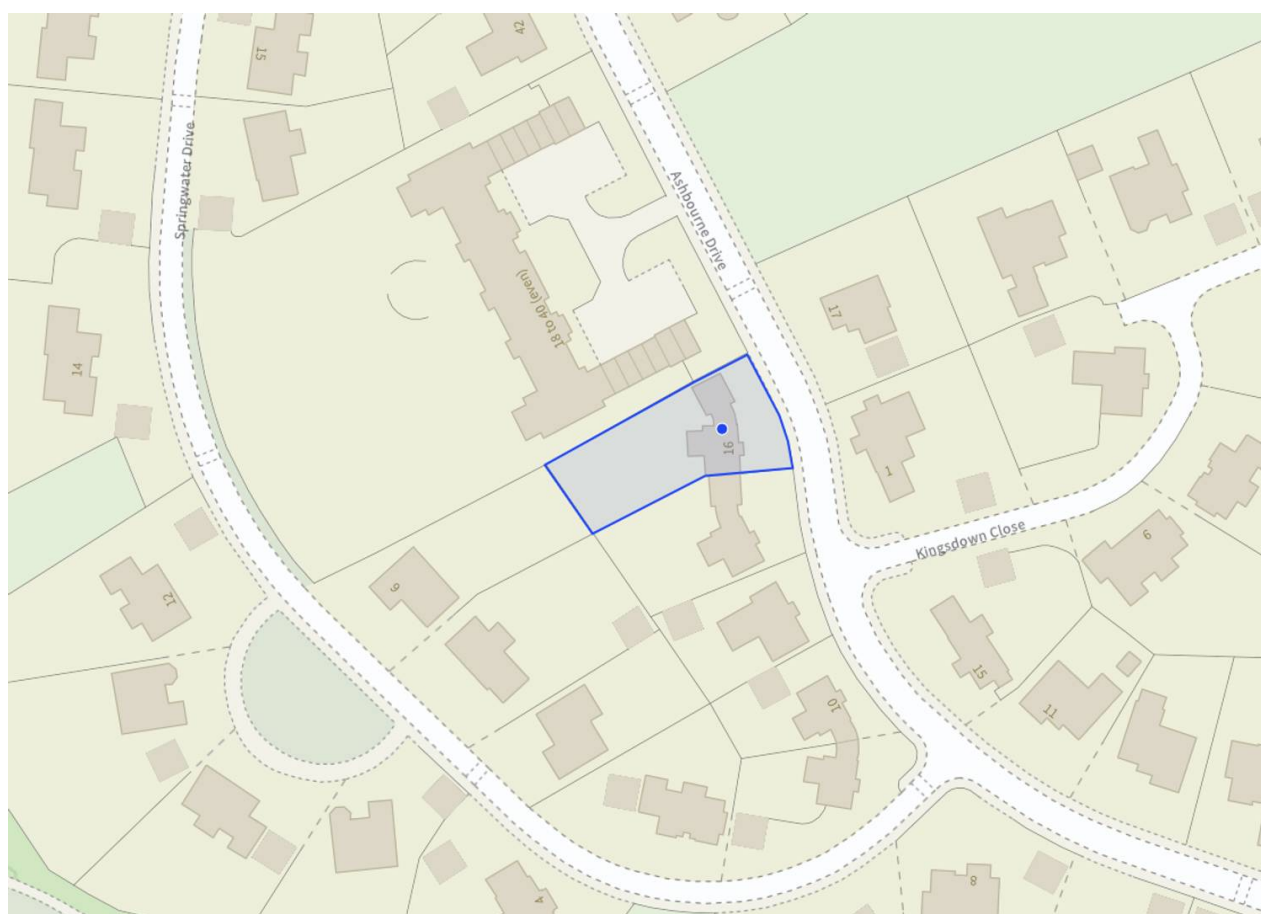
1ST FLOOR
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 2033 sq.ft. (188.8 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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