



ANDERSON-DIXON



## 2 Old Marston Lane

Doveridge, Ashbourne, DE6 5JS

The Woodyard is an exceptionally charming and versatile 5 bedroomed property, finished to a high specification, in a sought after village location.

£850,000

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- FIVE BEDROOMS, FOUR BATHROOMS
- HIGH SPECIFICATION FAMILY KITCHEN
- SWEEPING DRIVEWAY WITH ELECTRIC GATES
- SEPARATE TWO STOREY ANNEX/GARAGE
- MASTER BEDROOM SUITE WITH DRESSING ROOM & ENSUITE SHOWER ROOM
- OPPORTUNITY TO PURCHASE ADDITIONAL LAND AND SECURE BUILDINGS BY SEPARATE NEGOTIATION
- SET IN APPROXIMATELY 0.86 ACRES
- SOUGHT AFTER VILLAGE LOCATION WITH EASY ACCESS TO MAJOR ROAD NETWORKS

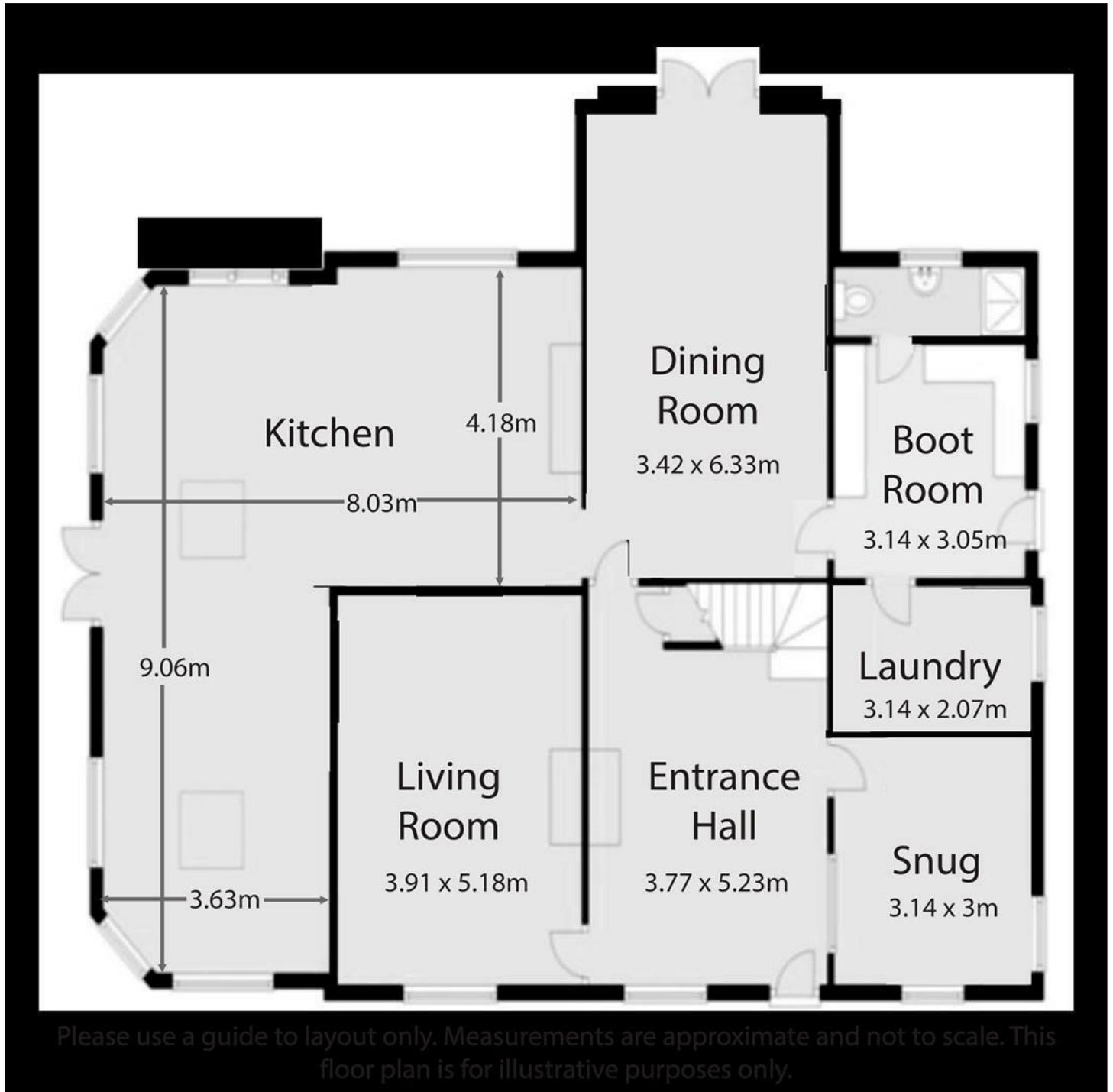
Description:



Directions



# Floor Plan



These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	