



Ashfield House Main Street
Slipton, Northants NN14 3AS



Simpson & Partners



Stunning location and interior. This substantial detached home is situated in the heart of the sought after village of Slipton boasting lovely countryside walks on your door step and a short drive into the neighbouring villages of Woodford and the market town of Thrapston providing many amenities. The house sits on a generous plot with double garage and ample off road parking along with private gardens. Further benefits include five bedrooms, two bathrooms, three receptions and entertaining kitchen/dining/family room. The property is set across three floors providing two good sized double bedrooms to the second floor with velux windows. Enter the property into the spacious hallway with stairs rising to the first floor and doors to: cloakroom, study set to the front providing the ideal place to work from home, separate formal dining room and large living room with double doors leading through to the garden room set to the rear with views over the garden. The open plan kitchen is fitted with modern units and built in appliances making this the ideal entertaining space, this in turn leads through to useful utility room, garden room and also breakfast room with double doors leading out to the rear garden bringing the outside in. To the first floor are three double bedrooms with en-suite bathroom to master and four piece family bathroom. To the second floor are two further bedrooms. Externally the front is approached via tarmac driveway giving access to the double garage and front entrance, gated access leads through to the private rear garden. Patio wraps around the rear and side with steps leading up to a lawn area, planted with mature shrubs and trees, decking area with summer house overlooks the garden and offers alfresco dining, further seating areas and greenhouse set to the rear. Open field views to the rear giving that 'life in the country' appeal. Viewing is highly recommended. Council Tax Band G/ EPC Rating D

 5  2  2

Offers Over £695,000



Slipton is a small sought after Northamptonshire village set in stunning countryside and boasts beautiful walks. Close by are the villages and towns of Woodford and Thrapston offering many local amenities to include shops, pubs, cafes, schooling and leisure facilities.



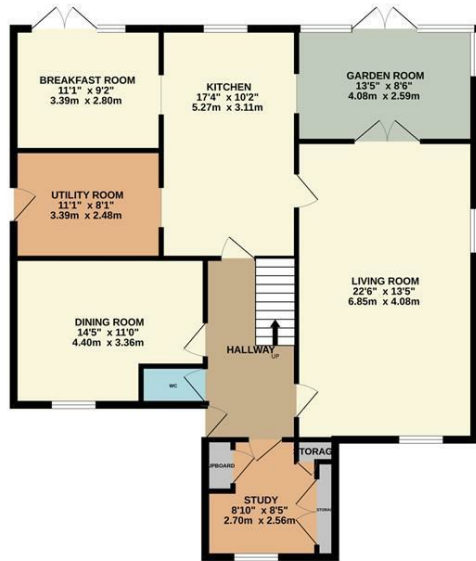
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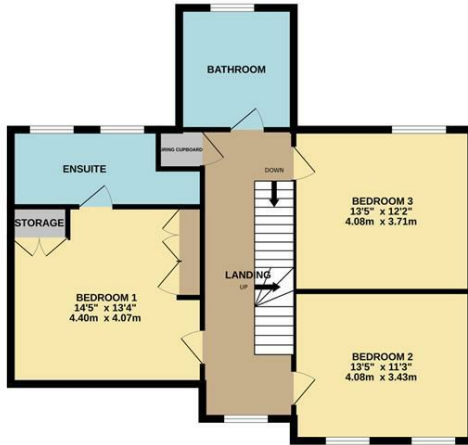
Situated conveniently for the A14 and road network links of the A1/M6 and the train station in Kettering approximately 20 minute drive giving access to London St Pancras in under an hour.



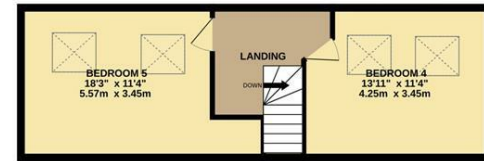
GROUND FLOOR
1123 sq.ft. (104.3 sq.m.) approx.



1ST FLOOR
819 sq.ft. (76.1 sq.m.) approx.



2ND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 2340 sq.ft. (217.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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