



Rectory Cottage, 21 Hartwell Road, Ashton, Northamptonshire, NN7 2JR

HOWKINS &
HARRISON

Rectory Cottage.
21 Hartwell Road, Ashton,
Northamptonshire, NN7 2JR

Guide Price: £850,000

Set in a quiet location in the sought after village of Ashton this delightful and substantial Grade II listed stone cottage sits in approximately half an acre of cottage gardens. Full of character and charm, the cottage retains many original features, and is presented in lovely condition throughout. The accommodation includes three reception rooms, a kitchen, and utility room, four bedrooms, two bathrooms, a double garage, ample driveway parking and a cottage garden along with an additional area of garden containing raised beds, fruit cage and fruit trees.

Features

- Grade II listed stone cottage
- Character features
- Four bedrooms
- Family bathroom & an en-suite
- Three reception rooms
- Kitchen & utility room
- Cloakroom
- Double garage
- Ample driveway parking
- Cottage gardens



Location

The popular village of Ashton is situated approximately eight miles south of Northampton close to Salcey Forest, which is open to the public, and twelve miles north of Milton Keynes.

Amenities in the village include a public house, The Old Crown Pub, which offers quality food and a range of live music, church and an active primary school. Further amenities in the adjoining village of Roade including another primary school, general store/shop, doctors' surgery, chemist and secondary school.

Train stations at nearby Milton Keynes and Northampton offer services to London Euston with journey times of approximately 30 minutes and 50 minutes respectively. Junction 15 of the M1 is 3 miles away.

Sporting activities in the area include golf at Whittlebury Hall, Silverstone and Woburn, sailing at Caldecote Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit.



Ground Floor

Double doors open into the entrance hall with a flagstone floor, doors lead on into the dining room with an original inglenook fireplace. The sitting room has a smaller inglenook with a wood burning stove fitted. The sitting room leads on into the family room that overlooks the garden, with a drinks bar, and French doors opening onto the patio. From the opposite side of the entrance hall, a door leads into the kitchen which has a bespoke range of oak units under granite worksurfaces, and a range style cooker in addition to the bespoke central fitted oak table and range of cupboards. French doors lead from the kitchen onto the patio, and another door leads to the utility room.

First Floor

The generous master bedroom is ensuite and there is a further double bedroom and family bathroom.

Second Floor

A staircase rises from the landing to the third bedroom, and a staircase leading from the master bedroom rises to the fourth bedroom.





Outside

The property sits back from the road and is approached by a gravelled driveway offering ample parking and leading to the double garage and entrance porch. To the side of the garage is a gate leading into a useful garden store and to the rear garden.

To the rear of the property is a large patio ideal for entertaining and with an outside kitchen area which leads to the cottage garden. Enclosed on all sides, the garden has been thoughtfully planted and contains mature shrubs and trees, beyond which is a further area with vegetable beds and a fruit cage.

Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.



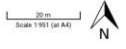


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Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – [Tel:0300-1267000](tel:0300-1267000).

Council Tax Band - G

EPC- This property is Grade II listed therefore EPC information is not required.



Hartwell Road, Ashton, Northampton, NN7

Approximate Area = 2340 sq ft / 217.3 sq m

Garage = 262 sq ft / 24.3 sq m

Outbuilding = 84 sq ft / 7.8 sq m

Total = 2686 sq ft / 249.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Howkins & Harrison. REF: 1281064

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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