



Stanford Road

Cold Ashby, Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



Stanford Road
Cold Ashby, Northampton, NN6 6EP

TOTAL AREA: APPROX. 175.42 SQ. METRES (1888.2 SQ. FEET)

**A FOUR BEDROOM DETACHED PROPERTY SITUATED
ON A GOLF COURSE WITH GLORIOUS PANORAMIC
VIEWS OF THE COURSE AND COUNTRYSIDE BEYOND.**

GROUND FLOOR

- ENTRANCE HALL
- SITTING ROOM
- GARDEN ROOM
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- STUDY / BEDROOM FIVE
- SHOWER ROOM

OUTSIDE

- DRIVEWAY
- GARDENS

FIRST FLOOR

- LANDING
- FOUR BEDROOMS
- BATHROOM

Guide Price £675,000 Freehold





THE PROPERTY

This unique setting is reached by a meandering driveway with further views and the gold club itself sits close by. The property stands in approximately 1/3 of an acre and has smart adaptable accommodation that would suit not just golfers but lovers of the countryside, open spaces and views.

On the ground floor there is a porch, large hall, sitting room with log burner which leads into a garden room with a solid roof and Velux windows from where you can sit and admire the view. There is a dining room, kitchen, utility room and study / bedroom five that is adjacent to a shower room.

On the first floor there are four double bedrooms and a bathroom.

Outside the driveway has space for several vehicles close to the house. Lawns extend to all four sides and are bordered and interspersed with established trees, bushes, plant and flowers. There is a paved terrace and further seating area, garden shed and greenhouse.

EPC TBC. Council Tax Band E.



MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band E
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	No Gas
Water Supply	Mains
Sewerage Supply	Septic Tank
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	LPG
Parking	Parking
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

Surrounded by rolling farmland, Cold Ashby is dominated by its 18 hole golf club with function room and club house but also benefits from its own church, village hall and playing fields which support numerous clubs. Park Farm Equestrian and Chasers is located a short distance away and offers off road riding in this lovely countryside over 8½ and 3½ mile cross country courses, with a variety of optional jumps, ideal for recreation or more serious schooling. The highest village in Northamptonshire, Cold Ashby is reached via the A5199 Northampton to Leicester road which links to the A14 just 1.4 miles away and in turn gives access to the M1 and M6 at Catthorpe Interchange 8 miles. The nearest main towns are Market Harborough (9 miles) and Rugby (13 miles) both of which offer large supermarkets, high street shopping and mainline train stations to London St Pancras International and London Euston respectively.

IMPORTANT NOTICE

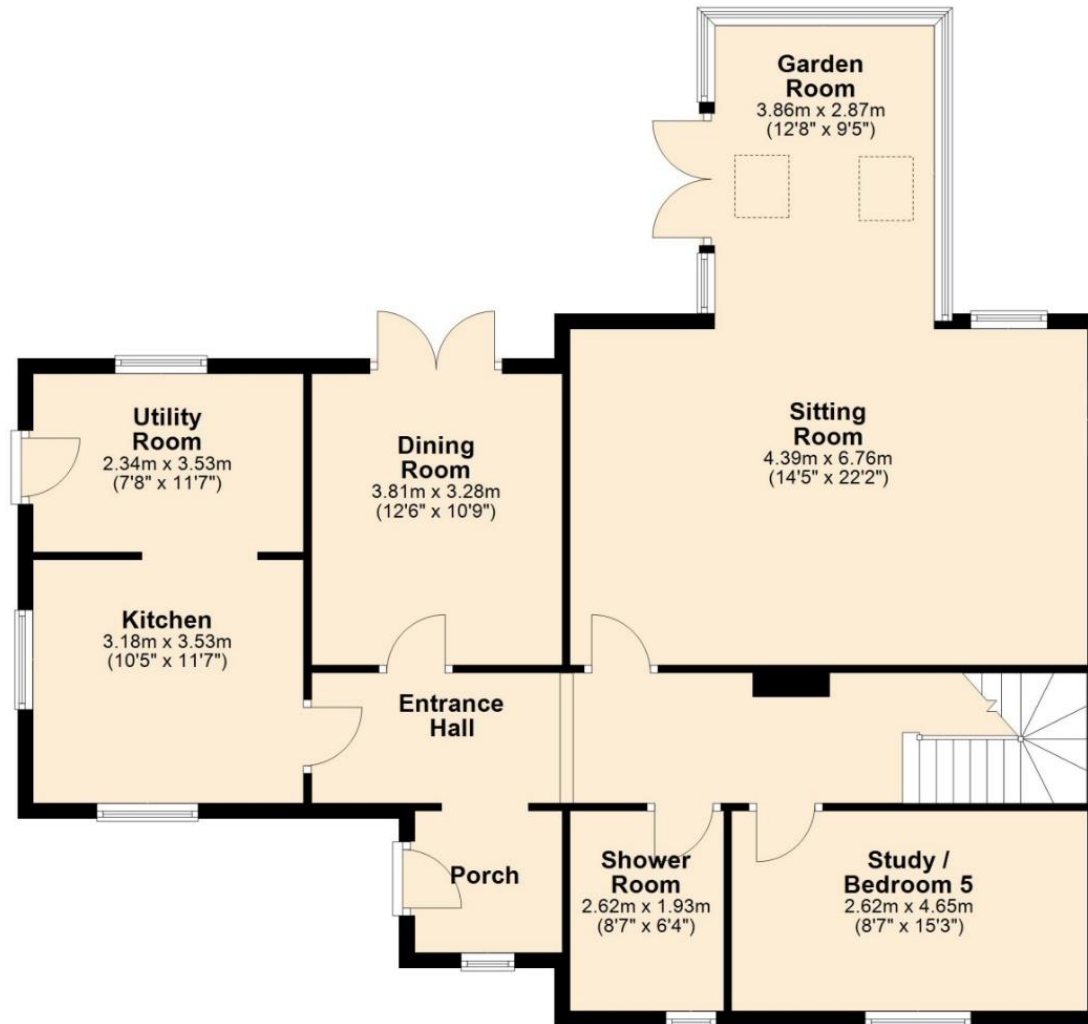
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. 175.42 SQ. METRES (1888.2 SQ. FEET)

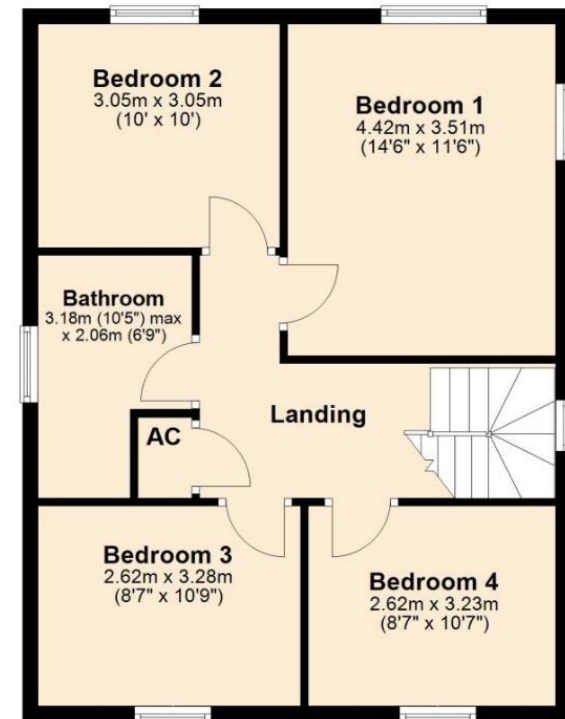
Ground Floor

Approx. 114.6 sq. metres (1234.0 sq. feet)



First Floor

Approx. 60.2 sq. metres (648.3 sq. feet)





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