

Stanford Close

COLD ASHBY, NORTHAMPTONSHIRE



JAMES
SELICKS



If you're looking for a peaceful rural setting with the benefit of convenient road and rail links for commuting, this immaculately presented three-bedroom semi-detached home could be ideal.

Recently refurbished, it offers panoramic countryside views from the front, an open-plan kitchen/dining area, a comfortable sitting room with a log-burning stove, a modern downstairs shower room, an updated upstairs bathroom, and attractive landscaped gardens. A home that combines practicality with a scenic location.

Refurbished & recently redecorated semi-detached home • Three bedrooms • Refitted open plan dining kitchen • Refitted downstairs shower room and utility room • Sitting room with dual solid-fuel burning stove • Refitted contemporary bathroom • Landscaped gardens front, side and rear • Secure workshop/storage shed • Open countryside views to the front • Popular commuter village with good links

Accommodation

As you enter through the porch, there is useful storage space for boots and logs. The main entrance hall has a welcoming feel, with stairs rising to the left and additional storage beneath. The ground floor benefits from LVT hardwearing oak effect flooring.

The sitting room benefits from plenty of natural light through a large window overlooking the garden. A panelled feature wall and a dual fuel log-burning stove (with liner) on a Cornish slate hearth creates a warm, cosy atmosphere.

The open-plan dining kitchen is a practical and spacious space, ideal for both everyday use and entertaining. Refitted units offer ample storage, complemented by natural wood worktops and a breakfast bar. Integrated appliances include an oven, dishwasher, and fridge/freezer, along with a double ceramic Belfast sink. Through the kitchen door to the left is a shower / WC and to the right is a utility room, there is also outside access via French doors to the side of the property.

A downstairs shower room has been refitted to a high standard, featuring a modern walk-in shower, bespoke cabinetry with integrated vanity unit, and a WC with concealed cistern. The utility room includes additional fitted units, a ceramic butler sink, an integrated washing machine and tumble dryer, plus additional storage cupboard space.

Upstairs, the landing offers a pleasant view of the surrounding countryside. The main bedroom includes two fitted wardrobes either side of the chimney breast, with a panelled wall and picture rail adding character. There is a second double bedroom, currently used as a home office, and a single bedroom currently serving as a dressing room. The family bathroom features a contemporary suite with a freestanding bath, walk-in double shower, WC, wash basin with bespoke fitted cabinetry and underfloor heating.

The property is thought suitable for extension to the side and rear, subject to the usual planning consents.

Outside

A paved path, leading to the front porch, flanks an extensive lawn with bedding borders and picket fence. The path wraps round to the side and through secure timber gates an extensive, paved terrace is ideal for practical storage of bins and where you will find the oil tank. The rear garden has been landscaped to provide an extensive paved patio terrace with space for dining and seating. A good-sized lawn, flanked by grey-slate borders leads down to a secure timber-framed workshop/storage shed, that could offer a variety of uses.





Location

Cold Ashby is surrounded by rolling farmland and is a village steeped in history. The village boasts a prominent golf club, village church, village hall, and playing fields. Less than one minute from the property is a playground for children, sports field, sports pavilion club house, basketball and tennis courts.

As the highest village in Northamptonshire, Cold Ashby is conveniently located near the A5199 Northampton to Leicester Road, which connects to the A14 just 1.4 miles away, providing access to the M1 and M6 at Catthorpe Interchange, 8 miles away. The nearest towns are Market Harborough (9 miles), Rugby (13 miles), Daventry (11 miles), and Northampton (13 miles), all offering supermarkets, high street shopping, and mainline train stations to London. Public transport services connect to Northampton and Guilsborough School.

Tenure: Freehold

Local Authority: West Northamptonshire Council (Daventry)

Listed Status: Not Listed

Conservation Area: No

Tax Band: C

Services: The property is offered to the market with all mains services and oil-fired central heating.

Meter: Electric smart meter

Broadband delivered to the property: FTTP

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling

Planning issues: None which our clients are aware of

Satnav Information: The property's postcode is NN6 6EW, and house number 3.







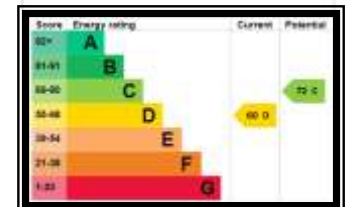


Floor 1



Floor 2

Approximate total area⁽¹⁾
95 m²
1021 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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