



BY DESIGN

Ashtree Cottage

Pitsford, Northamptonshire



Extended and Renovated 19th Century Cottage with 5 bedrooms and a large private garden on 0.2 acre!

Welcome to Ashtree Cottage, a truly exceptional 5-bedroom cottage located in the highly sought-after village of Pitsford. This extended and renovated 19th-century non-listed property boasts approximately 3000 sq. ft. of flexible living space, designed to accommodate all your needs. With its annexe potential, it offers endless possibilities for customisation and expansion. Upon entering the property, you will be greeted by a sense of character and charm that seamlessly blends traditional features with modern comforts. The open plan kitchen/diner/family room forms the heart of this remarkable home. This incredible space provides the perfect setting for family life and for entertaining, with ample room for dining, relaxing, and enjoying quality time together. The property features five generous double bedrooms with three bathrooms, ensuring plenty of space for a growing family or accommodating guests. Additionally, this cottage boasts a spacious utility/boot room, a playroom/snug, an office and two sitting rooms, ensuring that everyone can find their own corner of tranquility within this expansive residence.

Step outside and be captivated by the private and beautifully landscaped rear garden. This 0.2-acre plot offers a tranquil oasis where you can unwind and enjoy outdoor living at its finest. The property benefits from gated driveway parking and a garage. Situated in the highly sought-after village of Pitsford, this property benefits from a desirable location that offers the best of both worlds – a peaceful village lifestyle with vibrant amenities close by. Enjoy the convenience of nearby schools, shops, and restaurants, as well as excellent transport links that connect you to the wider Northamptonshire area as well as London. Don't miss this remarkable opportunity to own a piece of history that seamlessly blends traditional charm with contemporary living. Contact us today to arrange a viewing and secure your dream home!



Ashtree Cottage, 8 Moulton Road, Pitsford, Northampton, Northamptonshire, NN6 9AU













Ground Floor

When entering this home, you're immediately greeted by the incredible glass entrance hall which is so beautiful! The hallway to the left-hand side will lead you to the play room/snug and to the wonderful open plan kitchen/diner/family room! This space is perfect for family life and for entertaining, especially with the bifold doors that open onto the garden. There's so much character in this room, from the exposed brick and stone to the original 19th century beams in the kitchen. This handmade kitchen boasts beautiful granite countertops and multiple integrated appliances including a dishwasher, a Smeg range cooker and a Belfast sink with Quooker hot tap. There's also space for an American fridge freezer and a spacious walk-in pantry. Just off this open plan room you'll find the WC and the utility/boot room which has a stable style door to the garden and boasts a Belfast sink and space for a washing machine and a tumble dryer. A door just off the kitchen leads to the cosy living room with log burner. This is the perfect place to relax and enjoy a lovely fire in winter. A door from the living room opens into the playroom/snug which leads back to the entrance hall, so the property flows very well. From the entrance, the hallway to the right-hand side will lead you to the extension which has a lovely second sitting room with French doors to the garden and a log burner. There's also a spacious office and access to the single tandem garage which boasts a sink, a workbench and an electric garage door.













Little Homer House
2014













First Floor

There are two staircases in this property. The main staircase is located between the kitchen and living room and leads you to three double bedrooms and two bathrooms. The primary bedroom is stunning and offers a large walk-in wardrobe, a lovely en-suite shower room and a Juliet balcony overlooking the garden. The family bathroom also boasts a fantastic four piece suite. The second staircase can be found on the other end of the house, by the second sitting room and office. This leads you to two double bedrooms and a Jack and Jill four piece en-suite. These bedrooms are perfect for teenagers who want their own space! This section of the house would also make a fantastic two bedroom annexe as a kitchenette could easily be added on the ground floor.















Outside

The property sits on 0.2 acre and has such a beautiful rear garden. The spacious terrace is perfect for al-fresco dining and entertaining. Steps from here lead up to the larger section of the garden which is laid to lawn and extremely private and sunny! To the front of the property, there's a new block paved driveway with space for three cars and an electric sliding oak gate. There's also a side gate giving access to the rear garden.











Information

Location

Pitsford is a very sought-after village lying to the north of Northampton and close to Pitsford Reservoir with its excellent trout fishing and sailing facilities. The village has a church and a pub and is home to the independent Pitsford School. Northampton is only five miles away but there is good local shopping in Kingsthorpe about three miles away. The mainline station in Northampton is easily accessible with direct trains to London Euston in just under an hour.

Extra Information

- Ashtree Cottage is situated within a Conservation area
- Gigaclear broadband is available with speeds up to 900mbps

Services

- Mains gas, electricity, water and drainage

Tenure | Local Authority | Council Tax Band

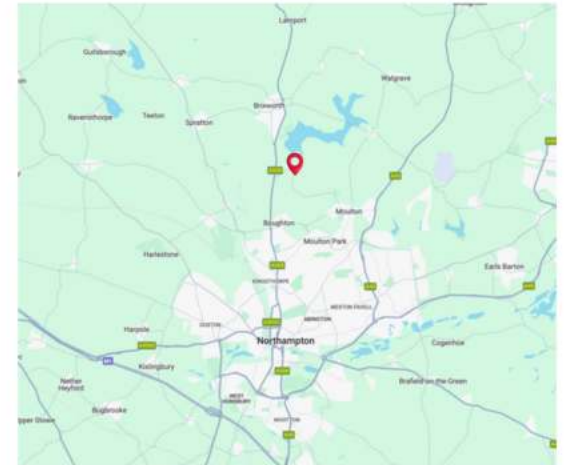
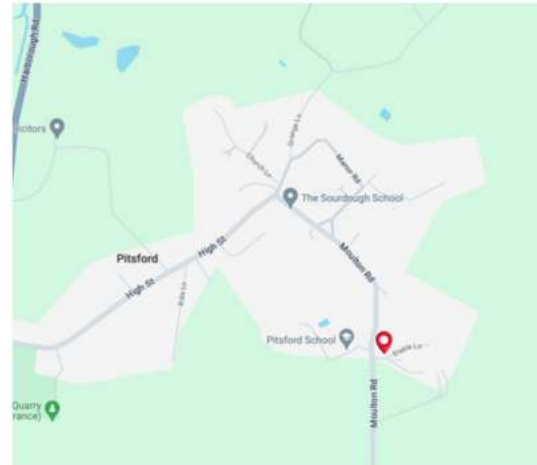
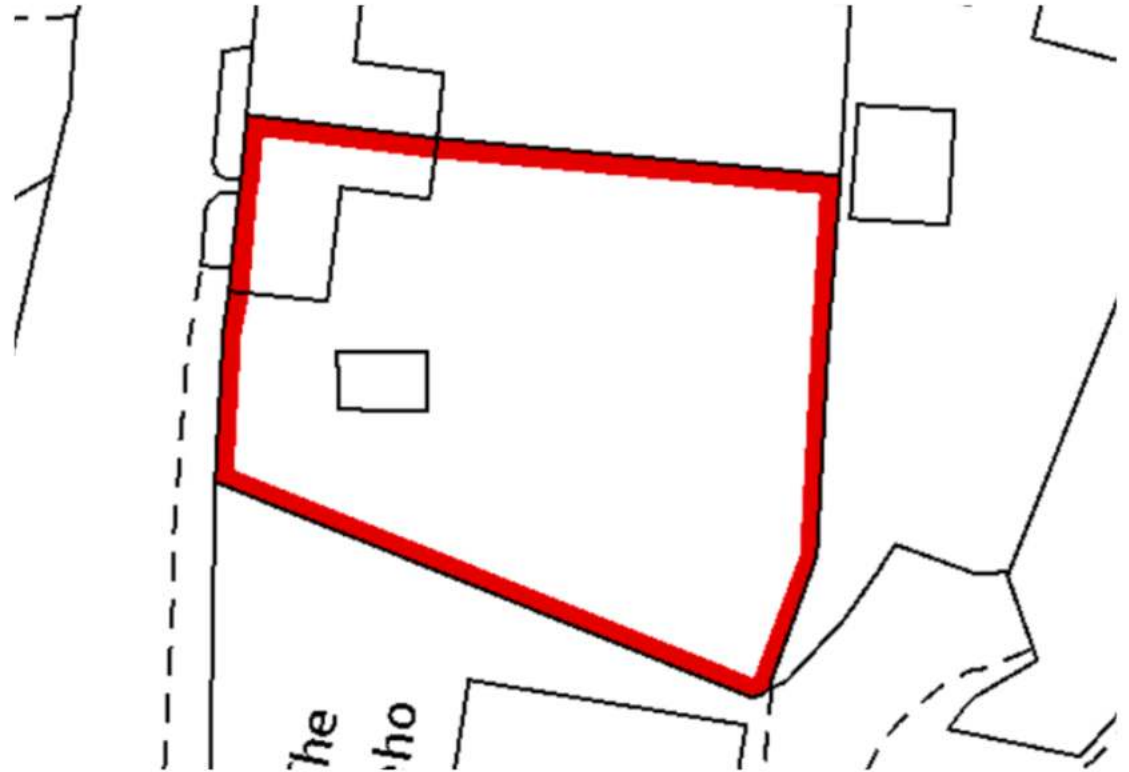
Freehold | West Northamptonshire Council | E - £2,779.00 for the year 2024/2025

Viewing Arrangements

Strictly via the vendors sole agents By Design on 07393997427

Website

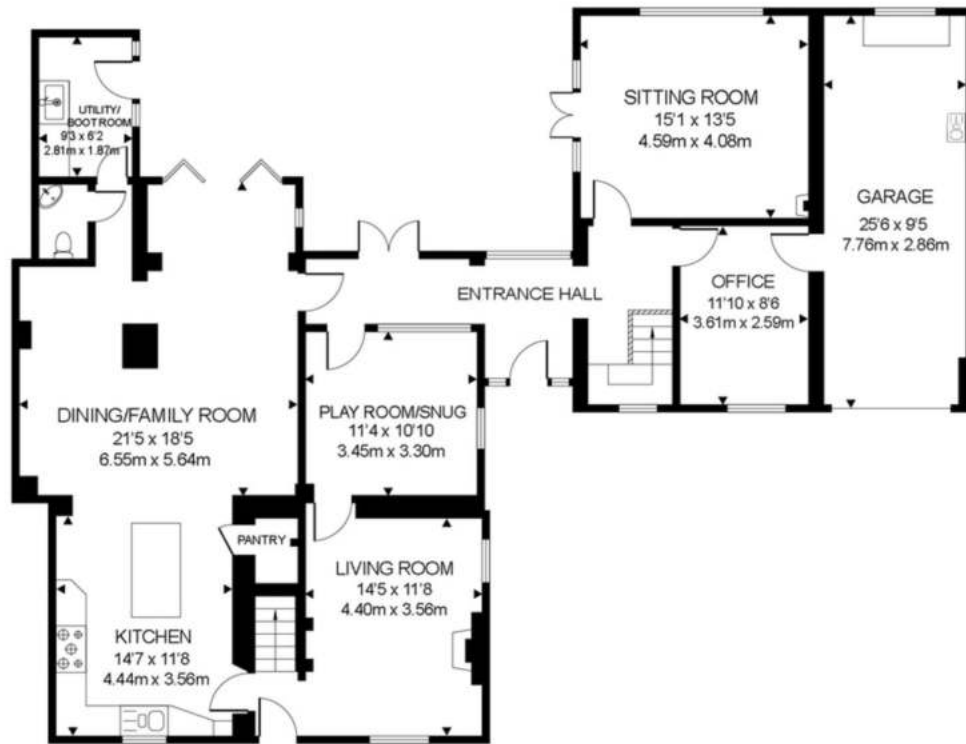
For more information visit www.bydesignhomes.com



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Offers Over £850,000

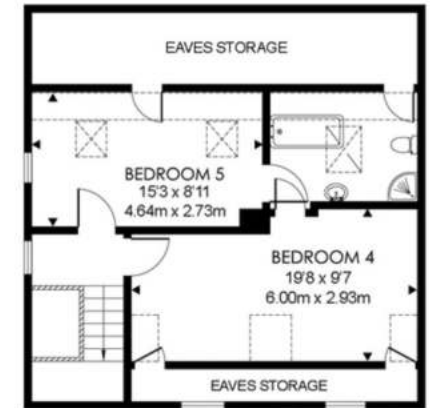
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GROUND FLOOR



FIRST FLOOR



DENOTES HEAD HEIGHT BELOW 1.5m

APPROXIMATE GROSS INTERNAL FLOOR AREA

MAIN HOUSE: 2991 sq ft, 278 sq m

GARAGE: 243 sq ft, 23 sq m

TOTAL AREA: 3234 sq ft, 300 sq m

EPC: TBC





BY DESIGN

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National audience
local knowledge