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CONNELLAN**  
ESTATE AGENTS



# Ashton House, Clopton, NN14

"Ashton House"

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## "Ashton House"

Individually designed and built, this impressive, detached home occupies a lovely plot with views over fields to the back. Clopton borders Cambridgeshire, the A14, Oundle and Thrapston are within easy reach, the nearby village of Titchmarsh has a pub, village shop and primary school, Laxton, Oundle, Kimbolton and Wellingborough school are accessible along with a number of mainline railways, connecting with London in under an hour, the impressive interior includes an entrance hall, guest cloakroom, palatial living room with bay window and elegant fireplace with a working fire, the study is versatile ideal as a snug, the kitchen/breakfast room has a range of integrated appliances and flows to the family room and formal dining/garden room which over looks the garden. Upstairs the generous landing leads a principal bathroom and four bedrooms, three of which are generous double rooms, the main bedroom with dressing area and en suite. Outside a private driveway offers parking for six/eight cars and access to an oversized double garage with twin electric doors, the rear garden is well kept with patio areas providing the perfect vantage point from which to admire the garden and view.

**Living Room** - 7.47m x 3.78m (24'6" x 12'5")

**Kitchen/Breakfast Room** - 5.41m x 4.17m (17'9" x 13'8")

**Family Room** - 3.96m x 4.62m (13'0" x 15'2")

**Garden/Dining Room** - 3.91m x 6.4m (12'10" x 21'0")

**Snug/Study** - 3.25m x 2.9m (10'8" x 9'6")

**Utility Room** - 3.35m x 1.91m (11'0" x 6'3")

**Bedroom 1** - 4.95m x 3m (16'3" x 9'10")

**Ensuite** - 2.41m x 1.78m (7'11" x 5'10")

**Bedroom 2** - 3.99m x 3.78m (13'1" x 12'5")

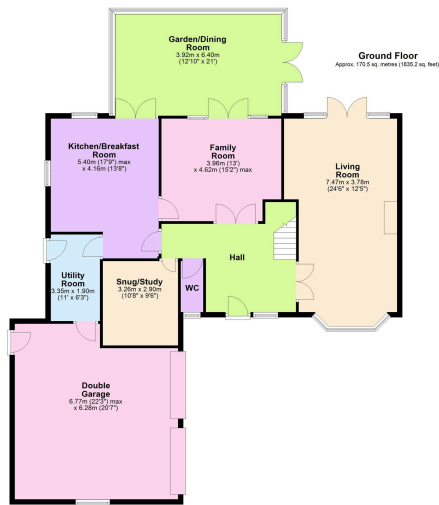
**Bedroom 3** - 3.38m x 3.78m (11'1" x 12'5")

**Bedroom 4** - 2.41m x 3.43m (7'11" x 11'3")

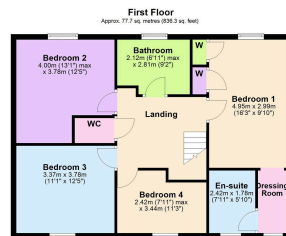
**Bathroom** - 2.11m x 2.79m (6'11" x 9'2")

**Double Garage** - 6.78m x 6.27m (22'3" x 20'7")





Total area: approx. 248.2 sq. metres (2671.5 sq. feet)



- UPVC Double glazing and Oil Fired Central Heating
- Living Room with elegant fireplace
- Versatile Study/Snug
- Kitchen/Breakfast Room flowing to a Family Room and Dining Room
- Four Generous Bedrooms
- Parking for Six/Eight Cars
- Sewage Treatment Plan
- COUNCIL TAX: F
- EPC RATING: D



15-16 Market Place, Kettering,  
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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

