

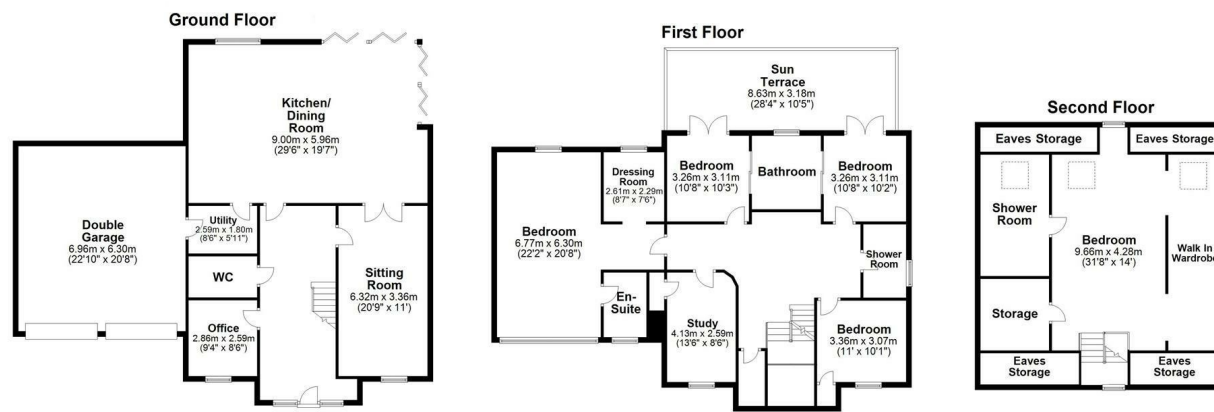


- Payment Stages: 6 Payments, deposit (5%), foundations complete (10%), shell up to roof plate (25%), roof & first fix completed (25%), second fix (25%), completion (10%)
- Plot 3 hasn't started, Plot 2 is half way through, if not more
- Plan of plot borders is in document folder

**AGENTS NOTE:**

- Warranty Scheme: Global Home Warranties

## Plot on Roade Hill, Ashton, Northampton, NN7 2JH



House area: approx. 332.0 sq. metres (3573.6 sq. feet)  
 Garage area: approx. 43.8 sq. metres (471.5 sq. feet)  
 Not to scale. For illustrative purposes only

## £925,000 Freehold

Offered to the market is a rare opportunity to purchase an exceptional five-bedroom detached family home by the highly regarded developer Inspire Design and Build, located in the sought-after South Northamptonshire village of Ashton.

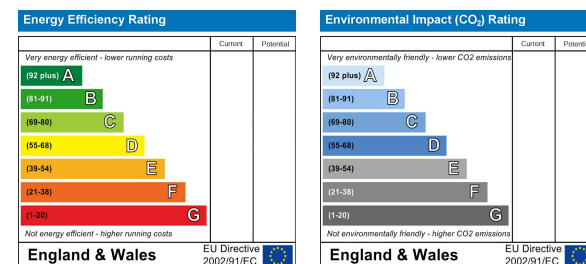
The property forms part of an exclusive development of three homes on a parcel of land on the edge of the village. A unique feature of this opportunity is the ability for the purchaser to be involved in the design process, allowing you to personalise and help shape this impressive home to suit your lifestyle. The property will be delivered as a fully finished home, ready for the new owners to move into.

The thoughtfully designed accommodation will extend to approximately 3,200 sq ft and is arranged over three floors. The ground floor will feature a welcoming entrance hall leading to a spacious open-plan kitchen and dining area, a separate living room, a home office, WC, and a utility room. To the first floor are four well-proportioned bedrooms and a study, including a generous principal bedroom with en-suite, together with a family bathroom and additional shower room. The second floor provides a further bedroom and shower room, offering flexible space ideal for guests or older children. To the rear, the property will enjoy open views across the surrounding countryside, along with a private west-facing rear garden. To the front, there will be off-road parking and access to a double garage.

This is a rare opportunity to secure a bespoke, high-quality home in one of South Northamptonshire's most desirable village locations.

Full plans with design statements can be found on the West Northamptonshire planning portal under the reference of WNS/2022/0926/FUL.

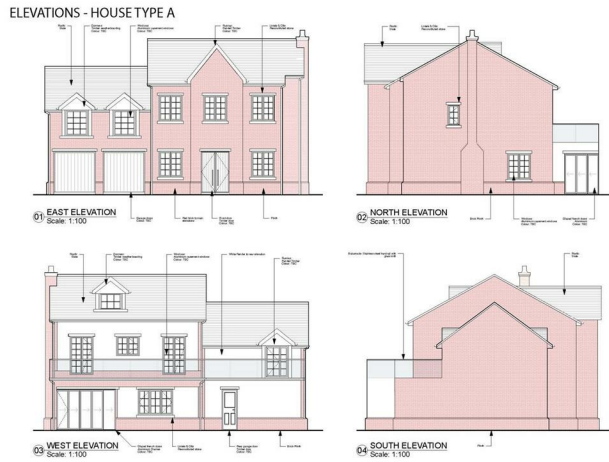
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# Plot on Road Hill, Ashton, Northampton, NN7 2JH

## PLANNING

Full plans with design statements can be found on the West Northamptonshire planning portal under the reference of WNS/2022/0926/FUL.



## ACCOMMODATION



## GROUND FLOOR

### ENRANCE HALL

**SITTING ROOM**  
20'09 x 11'00



**KITCHEN/DINER**  
29'06 x 19'07



**UTILITY**  
8'06 x 5'11



**OFFICE**  
9'04 x 8'06



## FIRST FLOOR

### LANDING

**BEDROOM ONE**  
22'02 x 20'08

### ENSUITE

**DRESSING ROOM**  
8'07 x 7'06

**BEDROOM TWO**  
11'00 x 10'07

### SHOWERROOM

**BEDROOM THREE**  
10'07 x 10'03

**BEDROOM FOUR**  
10'08 x 10'02

### BATHROOM

**STUDY**  
13'06 x 8'06

## SECOND FLOOR

**BEDROOM FIVE**  
31'08 x 14'00



## SHOWERROOM

### OUTSIDE

There is off-road parking to the front with vehicular access to:-

**DOUBLE GARAGE**  
22'02 x 20'08

ELEVATION - SITE CONTEXT



WINESTONE ARCHITECT  
HART HILLTOP DESIGN HART HILLTOP ASHTON

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## REAR GARDEN

Benefitting from views over open fields, the property will enjoy a sunny west-facing garden.

For further information on viewing call 01604 230222