

7 St. Michaels Court, Ashton, Northamptonshire, NN7 2PP

HOWKINS & HARRISON

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Guide Price: £255,000

Beautifully presented throughout, this truly delightful stone-built cottage is privately situated within the sought after village of Ashton. The accommodation includes two bedrooms, a family bathroom, a sitting/dining room and well-appointed kitchen. Outside, the cottage further benefits from a generous garden and rear shared courtyard.

Features

- End of terrace
- Village location
- Two bedrooms
- Family bathroom
- Kitchen
- Sitting/dining room
- Enclosed garden to the front
- Beautifully presented throughout
- EPC rating: D







Location

The popular village of Ashton is situated approximately eight miles south of Northampton close to Salcey Forest, which is open to the public, and twelve miles north of Milton Keynes.

Amenities in the village include a well regarded primary school, public house, The Crown, and Ashton Community Sports Club offering rugby and football, with further amenities in the adjoining village of Roade including a primary school, general store/shop and secondary school. The rural situation makes Ashton ideal for walkers and dog lovers, with horse livery available at Ashton Vale Stables.

Train stations at nearby Milton Keynes and Northampton offer services to London Euston with journey times of approximately 30 minutes and 50 minutes respectively. Junction 15 of the M1 is 3 miles away.

Sporting activities in the area include golf at Whittlebury Hall, Silverstone and Woburn, sailing at Caldecote Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit.









Ground Floor

Enter into the sitting/dining room, with stairs rising to the first floor, [illegible] fitte[illegible]

First Floor

On the first floor there are two bedrooms, sharing a family bathroom. The property benefits from a large loft space which is boarded, and has light and power connected.

Outside

The cottage is privately situated within St. Michaels Court, approached by off-road parking spaces. The front garden is enclosed, mostly laid to lawn with a patio seating area, a garden shed and a footpath leading to the front door. To the rear, is a shared courtyard garden, with pedestrian access to Roade Hill.

Agents Note:

We have been advised that 7 St. Michaels Court has sufficient rights to access two parking spaces, but they do not fall within the property boundary.

Viewing Arrangements
Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: 01327-353575.

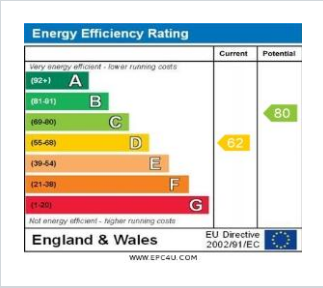
Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

Services
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority
West Northamptonshire Council – Tel:0300- 1267000.

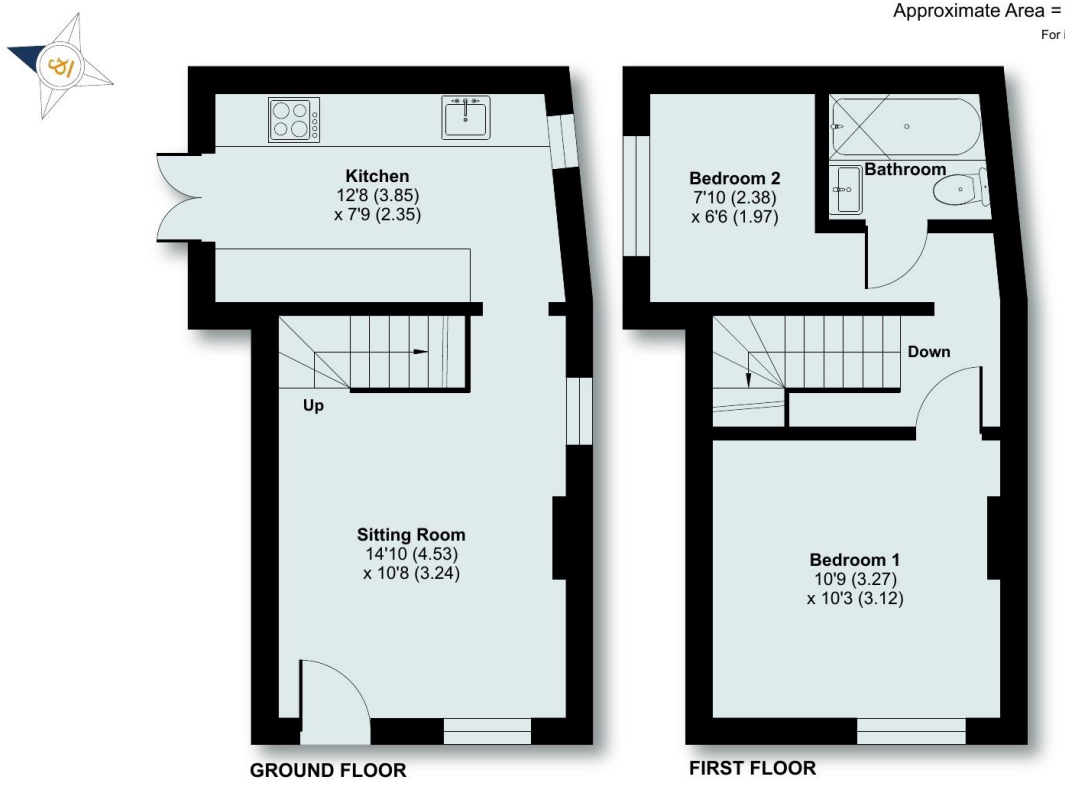
Council Tax Band – C



St. Michaels Court, Ashton, Northampton, NN7

Approximate Area = 520 sq ft / 48.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1421361

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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