

Hartwell Road

Ashton, Northampton

JACKSON GRUNDY | The Village Agency



Hartwell Road

Ashton, Northampton, NN7 2JR

TOTAL AREA: APPROX. 206.71 SQ. METRES (2225 SQ. FEET)

ORCHARD HOUSE IS AN IMPRESSIVE (NON LISTED) AND BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED COTTAGE, COMBINING AN ABUNDANCE OF CHARACTER AND CHARM WITH STYLISH INTERIORS AND EXCEPTIONAL OUTDOOR ENTERTAINING SPACES. SITUATED WITHIN THE HIGHLY REGARDED VILLAGE OF ASHTON, IDEALLY POSITIONED BETWEEN MILTON KEYNES AND NORTHAMPTON

GROUND FLOOR

- ENTRANCE HALL
- SITTING ROOM
- RECEPTION ROOM
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- CLOAKROOM

OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN
- GYM

FIRST FLOOR

- LANDING
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM











THE PROPERTY

Upon entering, a spacious wraparound hallway welcomes you, featuring stairs to the first floor, understairs storage and access to the principal reception rooms.

The charming sitting room boasts an open fire and exposed stone columns, creating a cosy and characterful space. The formal dining room also features an attractive fireplace and a lovely outlook across the expansive front garden.

The superbly modernised kitchen is beautifully appointed with a central island, quartz worktops, double Belfast sink, range cooker, herringbone flooring and space for an American-style fridge freezer. Sliding patio doors open onto a sunken patio, while a stable door leads to the utility, also featuring quartz worktops. The utility provides access to a cloakroom with space and plumbing for a stacked washing machine and tumble dryer, alongside an internal door to the double garage.

Completing the ground floor is the spectacular reception room, affectionately known as ‘The Bake House’. An exceptional entertaining space, it features impressive proportions, a vaulted ceiling, exposed beams, large fireplace and bay window, with French doors opening directly onto the rear garden.

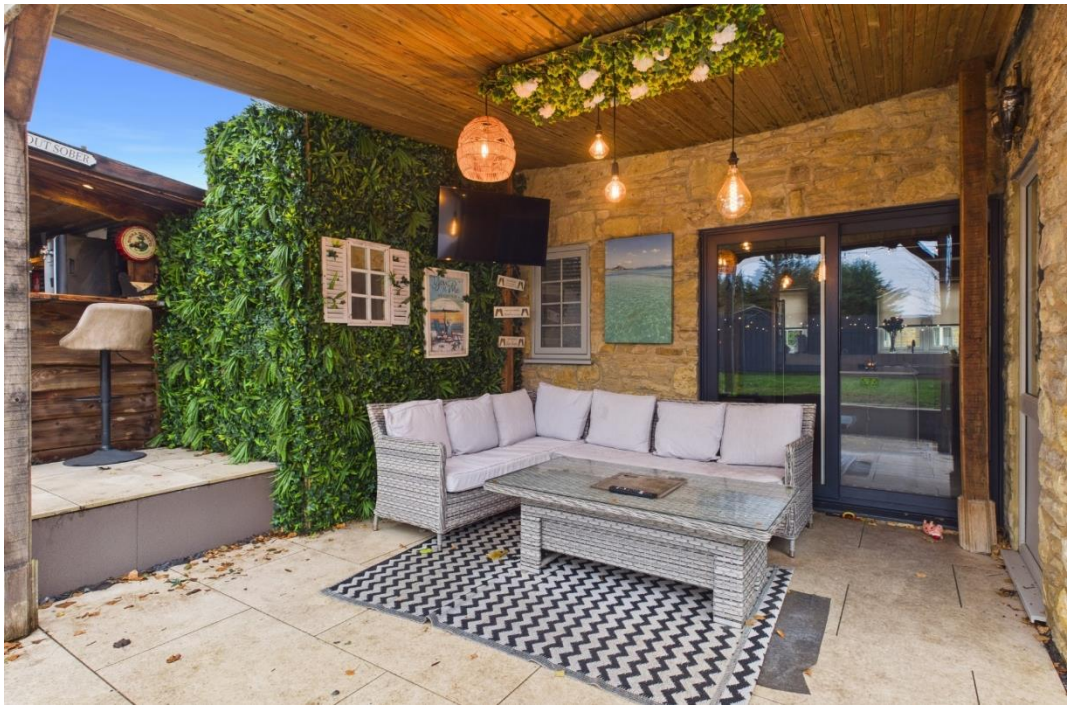
Upstairs, a generous landing leads to four well-proportioned double bedrooms. The principal bedroom enjoys dual-aspect views, fitted wardrobes and a spacious en-suite bathroom with twin wash basins. The remaining bedrooms are served by a stunning family bathroom featuring a freestanding bath, separate shower and beautiful stained glass window, allowing natural light to filter onto the landing.
The grounds are equally impressive.

To the front, electric gates open onto a substantial lawn and expansive gravel driveway, offering ample parking and access to the double garage. A charming tree house overlooking the brook and attractive exterior lighting add further appeal.

The thoughtfully landscaped rear garden offers an exceptional setting for entertaining and outdoor living, with multiple paved patio areas for seating and dining. A covered entertaining space features striking decorative walls, while a superb outdoor kitchen and bar includes gas barbecues, drinks fridges and everything needed for hosting. Beyond lies a substantial, private lawn and a dedicated home gym tucked away in the garden’s corner.

EPC Rating E | Council Tax Band G









LOCATION

The small village of Ashton lies approximately half way between Milton Keynes and Northampton and has its own primary school, church and public house, The Old Crown Inn. Further facilities including secondary schooling can be accessed in the larger nearby village of Roade or in the old market town of Towcester, 1¼ and 6 miles away respectively. Ashton parish is itself only about 3 miles at its longest point which runs from the Stoke Bruerne lock through to Salcey Forest, both of which are also notable local attractions. Access to the village is provided via the A508 Market Harborough to Milton Keynes road which in turn gives access to J15 of the M1 just 4 miles away. Finally, mainline train services to London Euston and Birmingham New Street are provided from both Northampton and Milton Keynes stations.







IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2.These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

FLOORPLAN

TOTAL AREA: APPROX. 206.71 SQ. METRES (2225 SQ. FEET)



Approximate total area(1)

2225 ft²

206.8 m²

Reduced headroom

21 ft²

2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



01604 624900

thevillageagency@jacksongrundy.co.uk

www.jackson-grundy.com

@jacksongrundyestateagents

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