11 Church Street
Mears Ashby
NN6 0DN

£660,000





OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Nestled within the picturesque and highly regarded village of Mears Ashby, this unique and characterful four-bedroom detached home offers a wonderful blend of history, charm and versatile living accommodation. Formerly comprising a meeting room and separate cottage, the property has been thoughtfully brought together and extended to create an individual home, offering an exciting opportunity for buyers seeking something a little different. Offered to the market with NO UPPER CHAIN, this is an excellent opportunity for a smooth and potentially swift purchase.

The property immediately offers a sense of space and flexibility, with three reception rooms providing a variety of options to suit modern family living. Whether you require formal entertaining space, a cosy sitting room, a home office or an additional family room, the accommodation lends itself to a range of lifestyles and individual requirements.

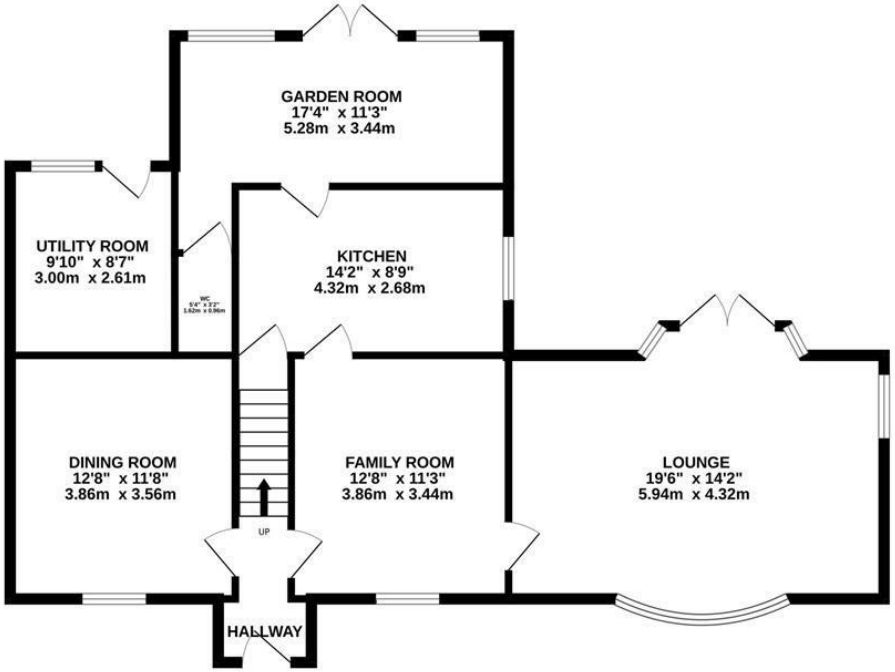
The kitchen/diner provides a practical and sociable space, ideal for everyday family life and entertaining, whilst the conservatory offers an additional reception area, allowing purchasers to enjoy the outlook and natural light throughout the seasons. Further enhancing the ground floor is a separate utility room, providing valuable additional storage and laundry facilities, together with a conveniently positioned cloakroom/WC.

To the first floor, the property continues to impress with four well-proportioned bedrooms, offering flexibility for growing families, visiting guests or those working from home. The accommodation is completed by a family bathroom and a separate WC, adding further convenience for busy households.

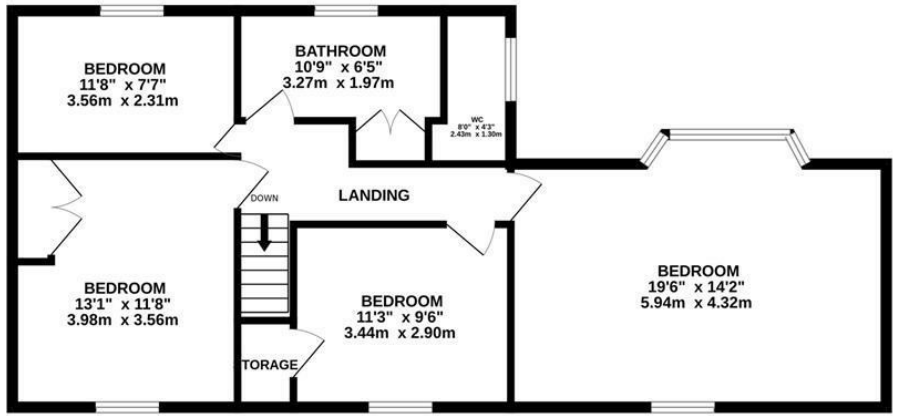
Combining its distinctive history, generous accommodation and adaptable layout, this individual home presents a fantastic opportunity for a variety of prospective purchasers. Situated within the charming village of Mears Ashby, the property offers the appeal of village living whilst providing a spacious home with plenty of potential to make your own

Floor Plan

GROUND FLOOR
980 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 1772 sq.ft. (164.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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At a glance...

- Three Reception Rooms & Conservatory
- Kitchen/Breakfast Room & Utility Room
- Four Bedrooms
- Family Bathroom & Two Separate W,C's
- Front & Rear Gardens
- Garage & Gated Off Road Parking









SELLER'S SECRET

Growing up in Talbot Lodge has been an absolute joy! Walking to the village school with friends and taking part in the many village activities have been memorable parts of our childhood. The house's cottage feel and enclosed English country garden gave us privacy and plenty of space to play. The surrounding countryside can easily be enjoyed from the front door and walking with our dog in quiet village lanes was a pleasure.





To buy or not to buy....

Why we like it....

The historic and picturesque village of Mears Ashby offers an idyllic setting for those seeking the charm and tranquillity of quintessential English village life. Surrounded by beautiful Northamptonshire countryside, the village provides a wonderful sense of community, with the added convenience of a well-regarded local primary school and a traditional village public house, perfect for enjoying a drink or meal close to home.

Combining rural charm with a welcoming village atmosphere, Mears Ashby offers more than just a place to live; it presents a lifestyle that many buyers aspire to. Whether you're looking to enjoy countryside walks, village life or simply a more peaceful pace of living, this location has plenty to offer.

To find out more or to arrange your viewing, contact the team at Oscar James today.

OSCAR JAMES

Central Hall 1a High Street, | Wellingborough | NN8 4HT

01933 830300

www.oscar-james.com