



William Lee Close
Cold Ashby, Northampton

JACKSON GRUNDY | *The Village Agency*



JACKSON
GRUNDY
ESTATE AGENTS

William Lee Close

Cold Ashby, Northampton, NN6 6EJ

TOTAL AREA: APPROX. 134.06 SQ. METRES (1443 SQ. FEET)

A FIVE BEDROOM, TWO EN-SUITE, THREE RECEPTION ROOM NON ESTATE PROPERTY WITH A LOVELY GARDEN, GARAGE AND PARKING FOR THREE CARS.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- LIVING ROOM
- DINING ROOM
- OFFICE
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM

FIRST FLOOR

- BEDROOM ONE
 - EN-SUITE
 - BEDROOM TWO
 - EN-SUITE
 - BEDROOM FIVE
 - BATHROOM
-

SECOND FLOOR

- LANDING
- BEDROOM FOUR
- BEDROOM FIVE

OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN





THE PROPERTY

A five bedroom, two en-suite, three reception room non estate property with a lovely garden, garage and parking for three cars.

It has a hall, cloakroom, lounge with open fireplace and doors to the rear garden, dining room, study, kitchen/breakfast room with granite work tops and built in oven, grill, microwave, hob, dishwasher and coffee machine. There is also a utility room.

On the first floor the main and second bedrooms both have en-suite shower rooms and there is the fifth bedroom and bathroom.

On the second floor there are a further two good sized bedrooms.

The rear garden has a lovely paved seating area overlooking the lawn and established borders. There is a block paved driveway for three cars and a garage.

The property has double glazing and radiator heating.

EPC Rating D. Council Tax Band F.





LOCATION

Surrounded by rolling farmland, Cold Ashby is dominated by its 18 hole golf club with function room and club house but also benefits from its own church, village hall and playing fields which support numerous clubs. Park Farm Equestrian and Chasers is located a short distance away and offers off road riding in this lovely countryside over 8¼ and 3¼ mile cross country courses, with a variety of optional jumps, ideal for recreation or more serious schooling. The highest village in Northamptonshire, Cold Ashby is reached via the A5199 Northampton to Leicester road which links to the A14 just 1.4 miles away and in turn gives access to the M1 and M6 at Catthorpe Interchange 8 miles. The nearest main towns are Market Harborough (9 miles) and Rugby (13 miles) both of which offer large supermarkets, high street shopping and mainline train stations to London St Pancras International and London Euston respectively.



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

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