

CHARLES ORLEBAR



ASHLEY HOUSE, 136, NORTHAMPTON ROAD, RUSHDEN, NN10 6AL

Occupying a plot of approximately 0.4 acres on arguably Rushden's most sought-after road, Ashley House is an exceptional detached residence extending to circa 4,800 sq ft, offering outstanding versatility for family life, multi-generational living and home working. Offered to the market with no onward chain. The location is superb, within walking distance of Rushden Lakes, Higham Ferrers High Street, and a network of countryside footpaths leading to riverside walks. The main house provides four double bedrooms, including a luxurious principal suite with freestanding bath, twin wash basins and a large walk-in shower. A guest bedroom benefits from an adjoining dressing room/nursery, whilst a ground-floor bedroom suite with dressing area and en-suite offers ideal accommodation for relatives.









At the heart of the home is a stunning open-plan kitchen/dining room fitted with a range of premium Gaggenau, Neff and Miele appliances. Additional accommodation includes a separate living room, sitting room/playroom, dedicated office and cloakroom.

The double garage features a tiled showroom-style floor and leads to a highly versatile annexe wing with both internal and independent external access. Currently utilised for home business use but previously a party/games room, the annexe also provides an upstairs cinema room (which could be 6th bedroom), a bedroom, en-suite and balcony overlooking the garden.

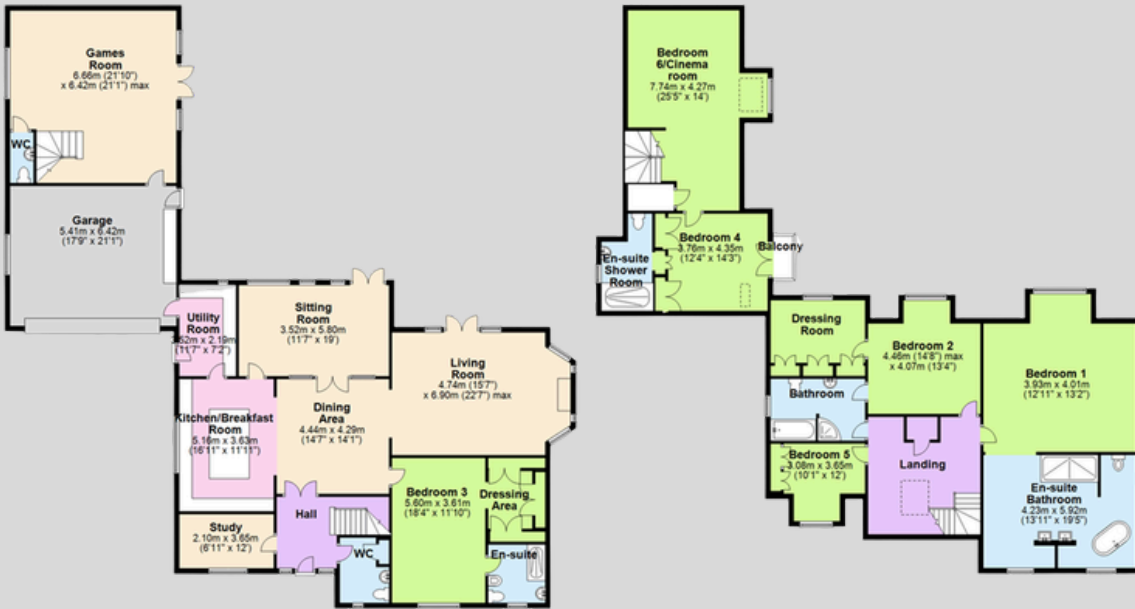
Further benefits include air conditioning to selected rooms, CCTV and alarm system. Externally, the property enjoys a private wrap-around garden with a sunny aspect, while the substantial block-paved driveway provides parking for at least five vehicles, with scope to create additional parking if required.





Local Authority - North Northants
Council tax Band - G
Tenure - Freehold
Services - Mains electricity, Septic
tank. Gas central heating.

Rarely do homes of this scale, flexibility and location become available.
Ashley House represents a unique opportunity to acquire one of the
town's finest family homes.



Approximate gross internal floor area
 Total area: 450 sq.m / 4843 sq.ft
 EPC: D



9-11 High Street, Rushden
Northamptonshire, NN10 9JR
01933 313600
sales@charlesorlebar.co.uk
<http://charlesorlebar.co.uk>

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let's get in touch

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