



Duchess End
Mears Ashby, Northampton





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Mears Ashby, Northampton, NN6 0EB

TOTAL AREA: APPROX. 266.17 SQ. METRES (2865 SQ. FEET)

IN THE HEART OF THE HIGHLY REGARDED NORTHAMPTONSHIRE VILLAGE OF MEARS ASHBY IS THE COTTAGE, DUCHESS END, A TRULY BEAUTIFUL AND DECEPTIVE FIVE BEDROOM DETACHED COTTAGE OFFERING CHARACTER, SPACE AND CHARM.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- SNUG / STUDY
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- FAMILY ROOM / BAR
- GARDEN ROOM
- CLOAKROOM

BASEMENT

- CELLAR

FIRST FLOOR

- LANDING
- BEDROOM ONE
- DRESSING ROOM & EN-SUITE
- BEDROOM TWO
- EN-SUITE
- BEDROOM THREE
- BEDROOM FOUR
- BEDROOM FIVE
- BATHROOM

OUTSIDE

- FRONT GARDEN
- GARAGE & PARKING
- REAR GARDEN

£800,000 Freehold





THE PROPERTY

Perfectly positioned between the market towns of Northampton and Wellingborough, the village offers an idyllic rural setting while remaining highly convenient for commuters, with excellent road links and direct rail services to London and beyond.

The property is entered through a delightful rose garden into a bright and welcoming hallway with characterful staircase and doors lead to the cellar, cloakroom, garden room/gym with an additional cloakroom beyond, and an impressive selection of attractive reception rooms.

The reception rooms include the snug/study, a cosy room with dual aspect and an open fire, the sitting room with wooden flooring, exposed beam, bay window with shutters and yet another open fire.

The third reception room is the dining room stunning flagstone floor and cast iron stove. From here you can enter the charming kitchen complete with bespoke cabinetry, granite worktops, butler sink and a large AGA that is beautifully set within an inglenook.

A second set of stairs lead up to the principal bedroom, door to the rear courtyard and another door into what was formerly the barn. The barn has been tastefully converted and now offers a practical utility room as well as a fantastic reception room with tall, vaulted ceilings and is currently being used as a large bar/garden room ideal for day to day relaxing but also brilliant for entertaining with its multiple glazed doors that open onto the garden.

The deceptive space continues upstairs with its light filled landing off which are the second bedroom with its own en-suite, another double bedroom and a nursery room. Beyond the third bedroom is the charming principal bedroom with exposed beams, wooden floor and door that takes you into a walk in wardrobe and an en-suite shower room.

Outside off the bar/garden room is a southerly facing landscaped garden with large private and sunken patio with glass topped well and space for hot tub. To the right is gravelled path with box heading and cottage garden plants to either side. To the left is a raised lawned area with mature bedded borders at the end of which is a gravelled driveway and single garage with electronic gated access.

EPC Rating Exempt. Council Tax Band F.

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LOCATION

Located between the towns of Northampton and Wellingborough, 9 miles and 4 miles respectively, Mears Ashby is laid in a square and enjoys a diverse and pleasant range of properties. Of particular note is Mears Ashby Hall, a Jacobean house on the south side of the village, whilst a stroll up Wilby Road will bring you to the Mission 48 memorial board, a detailed factual account of a WWII mid-air collision that occurred above the village. The village also has a very social community supporting a sports club, football club, 12th century All Saints Church, public house/restaurant and primary school. Finally, its position between both Northampton and Wellingborough means commuters can enjoy mainline rail services to London Euston, London St Pancras International, Birmingham New Street and Nottingham as well as nearby main road access to the A45 and A43 ring roads, which in turn give access to the M1 and M6 motorways and the A14.



IMPORTANT NOTICE

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FLOORPLAN

TOTAL AREA: APPROX. 266.17 SQ. METRES (2865 SQ. FEET)



Floor 0



Floor 1



Approximate total area⁽¹⁾
2861 ft²
265.8 m²

Reduced headroom
39 ft²
3.6 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.



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