4 Hill Farm Court
Mears Ashby
NORTHAMPTON
NN6 0ER

Guide Price £595,000

- STUNNING INDIVIDUAL DESIGN
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- IMMACULATELY PRESENTED
- UNDER FLOOR HEATING THROUGHOUT
- SOUTHERLY ASPECT GARDEN
- THREE BEDROOM BUNGALOW
- THREE BATHROOMS
- MULTIPLE DUAL ASPECT ROOMS
- VILLAGE LOCATION
- ENERGY EFFICIENCY RATING C

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Situated on the periphery of the picturesque village of Mears Ashby, Northampton, this exceptional modern semi-detached bungalow at Hill Farm Court perfectly combines contemporary luxury with peaceful countryside living.

Entered via a private road onto this exclusive bespoke development built by Messrs Watson & Cox builders in 2018. Individually designed and beautifully presented throughout, the property offers spacious and versatile accommodation, featuring three bedrooms and three stylishly appointed bathrooms — ideal for families, downsizers seeking extra space, or those looking for single-level living without compromise.

At the heart of the home is the impressive open-plan kitchen, dining, and family area, designed to create a bright and sociable living space, thoughtfully combined with views over the garden. The sleek modern kitchen is fitted with high-quality units and integrated appliances, making it perfect for both everyday living and entertaining.

Underfloor heating runs throughout the property, providing comfort and efficiency year-round, while multiple dual-aspect rooms allow natural light to flood the interiors, enhancing the sense of space and warmth.

Outside, the beautifully positioned south-facing private garden offers a tranquil retreat, ideal for relaxing, dining al fresco, or simply enjoying the surrounding natural beauty.

The property also benefits from off-road parking for up to three vehicles, ensuring practicality alongside style. Situated in an idyllic village setting, residents can enjoy an abundance of scenic countryside walks right on the doorstep, while still benefiting from excellent access to Northampton and surrounding transport links.

This outstanding bungalow presents a rare opportunity to enjoy modern village living in one of Northamptonshire’s most desirable rural locations.

Entrance Hall
Enter via composite door with UPVC double glazed wing windows, bespoke tiled flooring with under-floor heating, feature solid wooden beam, ceiling spot lights, cupboard housing water tank, access to open plan and spacious kitchen/diner/family room.

Kitchen/Diner/Family Room
43'1" x 12'0" (13.15 x 3.68)
Stunning open plan living space. Dual aspect room to include UPVC double glazed bi-folding doors to garden, UPVC double glazed French doors with double wing windows to garden, three further UPVC double glazed windows to garden aspect, three double glazed Velux windows to rear aspect with remote controlled electric blinds and opening, feature sandstone wall, two feature solid wooden beams, bespoke tiled flooring with under-floor heating, modern wall and base mounted units with drawers in a Shaker style incorporating soft touch closure and clever storage features, Quartz roll top work surfaces and splash backs, integrated Neff double oven, integrated Neff hob with extractor hood over, integrated Neff dish-washer, integrated fridge/freezer, one and a half bowl ceramic sink with Quartz drainer and mixer tap over, further feature tiled splash backs, ceiling spot lights.

Family Bathroom
8'2" max x 8'1" max (2.50 max x 2.48 max)
Enter via solid wooden door. Double glazed Velux window with remote controlled electric blinds and opening, panel bath with Amazon shower and extra hand held attachment over, floating wash hand basin with storage under, low level close coupled W/C, fully tiled splash backs, fully tiled under-floor heating, utility cupboard housing tumble dryer, ceiling spot lights, loft hatch entrance.

Bedroom Two
12'6" x 9'5" (3.82 x 2.88)
Enter via solid wooden door. Obscure UPVC double glazed window to side aspect, double glazed Velux window to side aspect with remote controlled electric blind and opening, tiled under-floor heating, fitted double wooden wardrobes with added drawers and cupboards, ceiling spot lights, solid wooden sliding door to en-suite.

En-Suite To Bedroom Two
8'0" x 4'11" (2.44 x 1.50)
Enter via sliding solid wooden door. Amazon rainfall double shower with extra hand held shower attachment over, floating sink with storage under, low level close coupled W/C, fully tiled splash backs, fully tiled under-floor heating, electric shaving point, ceiling spot lights.

Bedroom Three/Study
9'6" x 7'4" (2.90 x 2.26)
Enter via solid wooden door. Currently configured as a study. Double glazed Velux window to side aspect with remote controlled electric blind and opening, feature solid wooden beam, fitted desk and storage units, under-floor heating, ceiling spot lights.

Bedroom One
15'1" max x 11'10" (4.62 max x 3.61)
Dual aspect. UPVC double glazed window to front aspect, two UPVC double glazed windows to side aspect, feature solid wooden beam, integrated treble wardrobe, under-floor heating, ceiling spot lights, loft hatch entrance, solid wooden sliding door to en-suite.

En-Suite To Bedroom One
9'6" x 3'9" (2.90 x 1.16)
Enter via sliding solid wooden door. Amazon rainfall double shower with extra hand held attachment, floating sink with storage under, low level close coupled W/C, fully tiled splash backs, fully tiled under-floor heating, ceiling spot lights, electric shaving point, chrome wall mounted heated towel rail.

Garden
Private southerly aspect, spacious patio area, artificial grass, external lighting, fully surrounded by stone and brick wall, wooden gate to off road parking, external power sockets.

Off Road Parking
Off road parking for three vehicles on resin driveway.

Storage Area
Wooden gate to private storage area, surrounded by wooden panel fencing and brick wall.

Agents Notes
Local Authority: North Northamptonshire Council
Council Tax Band: E

Mears Ashby Local Area Information
Mears Ashby is a small rural village and civil parish located around five miles east of Northampton, known for its traditional stone cottages, open countryside and strong agricultural heritage. The village sits close to the A428 and is surrounded by rolling farmland that reflects the character of the Northamptonshire landscape. At the centre of the community is the historic parish church of St Mary's, parts of which date back to the medieval period, alongside a village hall and local pub that continue to serve as important social hubs for residents. Despite its quiet setting, Mears Ashby benefits from good access to nearby towns including Northampton, Wellingborough and Kettering, making it attractive to commuters seeking village life within reach of larger employment and shopping centres.

The area around Sywell Reservoir is particularly valued for outdoor recreation and wildlife. The reservoir is popular with anglers, walkers and birdwatchers, while nearby public footpaths and bridleways provide routes through open countryside towards Sywell and Earls Barton. The village has retained much of its historic rural character, with a relatively small population and a close-knit community atmosphere. Local events and parish activities help maintain community spirit, and the surrounding landscape contributes to the peaceful environment that defines life in this part of Northamptonshire.

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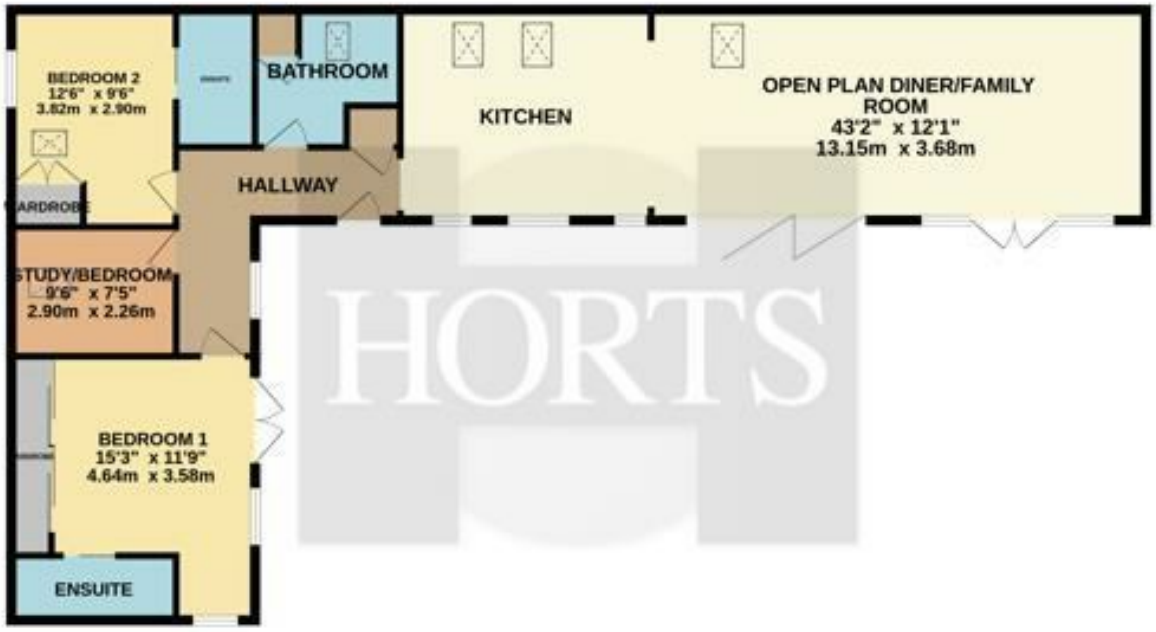
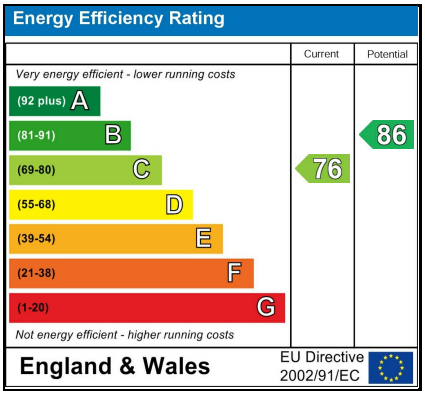
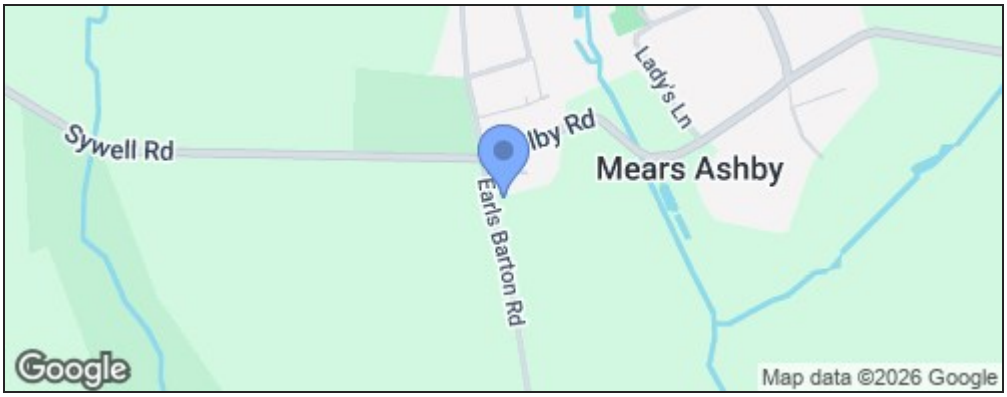
the flow

GROUND FLOOR







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