



Church Lane

Cold Ashby, Northampton





Church Lane

Cold Ashby, Northampton, NN6 6EG

TOTAL AREA: APPROX. 164.8 SQ. METRES (1775 SQ. FEET)

PEACEFULLY POSITIONED ON CHURCH LANE IN THE VILLAGE OF COLD ASHBY AND BOASTING STUNNING FAR REACHING VIEWS OF THE NORTHAMPTONSHIRE ROLLING HILLS IS THE APTLY NAMED MEADOW VIEW, A BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM HOME THAT HAS BEEN FULLY RENOVATED BY THE CURRENT OWNERS. OUTSIDE THE BEAUTY CONTINUES WITH ITS STUNNING FIELD AND VALLEY VIEWS.

GROUND FLOOR

- ENTRANCE HALL
- LIVING ROOM
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- OFFICE
- SHOWER ROOM
- SECOND UTILITY ROOM
- STORE

OUTSIDE

- FRONT GARDEN
- REAR GARDEN

FIRST FLOOR

- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

£595,000 Freehold





THE PROPERTY

Walking beyond the porch you are welcomed by space with its large and light hallway off which you'll find a study, a superb WC and shower room, a practical large utility room with courtesy door into the store, a bright and airy living room with sliding patio doors onto the rear garden, open fireplace and art deco inspired accents.

At the end of the hallway is the dining room which over looks the garden and opens onto the modern kitchen with shaker style units, range cooker and an ideally situated sink where you can soak in the views whilst doing the dishes. A second utility serves the kitchen and provides ample plumbing and space for white goods.

Upstairs is a large landing off which is the fantastically spacious principle bedroom with sliding mirrored wardrobes to one wall. The further two bedrooms are both exceptional in size and enjoying the views. The family bathroom has been beautifully refurbished with a modern and sleek suite which includes a freestanding bath and large walk in shower.

Outside is a large resin driveway providing ample parking leading toward the former garage which is now a generous store with electric roller door. The rear garden is the party piece and has been tastefully landscaped with a large split level decking beyond which is a lawned area with bedded borders hosting an array of plants and shrubs. Throughout the garden are multiple areas to relax or entertain while enjoying the fantastic views.

EPC Rating TBC. 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

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FLOORPLAN

TOTAL AREA: APPROX. 164.8 SQ. METRES (1775 SQ. FEET)



Approximate total area⁽¹⁾

1775 ft²
164.8 m²

Reduced headroom

17 ft²
1.6 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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