

RICHARD GREENER
ESTATE AGENTS





GREENER Country HOUSES & COTTAGES

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Ashton House, Vyse Road, Boughton, Northampton, Northamptonshire, NN2 8SE

A beautifully presented four-bedroom detached family residence occupying one of the most sought-after positions along Vyse Road in the highly desirable village of Boughton. Set within approximately 0.39 acres, the property enjoys stunning open countryside views to the front and a beautifully maintained south-facing rear garden designed for both relaxation and entertaining. Extending to approximately 2,600 sq ft, the well-balanced accommodation includes three versatile reception rooms comprising a spacious lounge, formal dining room and study, together with a kitchen/breakfast room, utility room and downstairs WC. To the first floor are four generously proportioned bedrooms, including a principal bedroom with en-suite facilities, complemented by a well-appointed family bathroom.
Externally, the property continues to impress with ample off-road parking, a double garage and an attractive south-facing rear garden featuring a swimming pool, creating an exceptional outdoor setting for family enjoyment and summer entertaining. A rare opportunity to acquire a substantial family home in one of Boughton's most prestigious residential locations.

Price £840,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
18'10 x 14'11
Accessed via a glazed entrance porch, the welcoming reception hall features an attractive oak floor, staircase rising to the first floor with useful storage beneath, and doors leading to the principal ground floor accommodation.

CLOAKROOM
5'10 x 5'5
Suite comprising WC and wash hand basin with a window to the side elevation.

LOUNGE
20'10 x 14'0
A beautifully proportioned family living room flooded with natural light from glazed patio doors and windows overlooking the rear garden. Engineered oak flooring complements the room, while a feature stone fireplace with matching hearth and inset multi-fuel stove provides a warm and inviting focal point. TV and telephone points are connected.



DINING ROOM
20'05 x 10'05
Enhanced by a rear extension completed in 2011, this impressive dining room enjoys excellent natural light from glazed double patio doors opening onto the rear garden, complemented by a Velux roof window above. Continuing the oak flooring from the entrance hall, the room provides generous space for formal entertaining, comfortably accommodating dining for up to fourteen guests.



KITCHEN/BREAKFAST ROOM
24'09 x 12'06
Forming the heart of the home, this impressive open-plan kitchen/breakfast room provides a fabulous space for everyday family life and entertaining. Beautifully appointed with a comprehensive range of oak-fronted cabinetry, black quartz work surfaces and an under-mounted stainless steel sink with chrome mixer tap, the kitchen also offers space for a gas range cooker with matching quartz splashback and extractor above, together with an American-style fridge/freezer. Integrated wine storage, pull-out pantry drawers and a tiled floor complete this highly practical and stylish space. A door leads to:-



UTILITY ROOM
12'08 x 7'06
Fitted with a range of wall and base storage units complemented by wood-effect work surfaces incorporating a stainless steel sink and drainer with tiled splashback. There is space and plumbing for a washing machine and tumble dryer, together with a continuation of the tiled flooring. The room also provides access to the boiler cupboard and an external door to the side elevation.

STUDY
9'05 x 9'02
Enjoying a pleasant outlook to the front elevation, this well-proportioned study features attractive oak flooring that flows seamlessly from the reception hall, creating an ideal space for home working or quiet reading.



FIRST FLOOR

LANDING
14'04 x 10'10
A spacious and versatile first-floor landing providing an ideal area for a home office, study space or reading nook. The landing also benefits from a useful airing cupboard housing the Megaflo hot water system, with further doors leading to the bedroom accommodation and family bathroom.



BEDROOM ONE
14'03 x 13'10
A superb principal bedroom enjoying attractive views over the rear garden via a three-casement window. Generously proportioned, the room comfortably accommodates a super king-size bed and additional bedroom furniture, whilst fitted carpeting enhances the sense of comfort. A door leads through to:-



ENSUITE
8'06 x 5'07
A stylishly re-fitted en-suite appointed with a contemporary suite comprising a spacious double shower enclosure with floor-to-ceiling tiling and rainfall shower, together with a low-level WC and wash hand basin. A rear-facing window provides natural light, enhancing the bright and modern finish.



BEDROOM TWO
13'08 x 10'0
A three casement window to the rear elevation with radiator below, space for a king size bed with carpet fitted.



BEDROOM THREE
13'0 x 9'09
Fitted with a range of wardrobes, space for a double bed, carpet fitted and a window to the front elevation.



BEDROOM FOUR
13'04 x 9'02
A versatile double bedroom enjoying views to the front elevation via a four-casement window. The room features attractive wood-effect flooring and offers ample space for a double bed and associated furniture, whilst currently serving as a stylish and practical home office.

FAMILY BATHROOM
9'0 x 7'01
A well-appointed family bathroom fitted with a four-piece suite comprising a corner shower enclosure with floor-to-ceiling tiling, panelled bath, low-level WC and wash hand basin. Finished with tiled splashbacks and a tiled floor, the room is complemented by a rear-facing window which fills the space with natural light

OUTSIDE

REAR GARDEN
Enjoying a delightful southerly aspect, the rear garden has been thoughtfully arranged to create a wonderful setting for outdoor living and entertaining. A substantial stone-paved sun terrace adjoins the property, providing the perfect space for relaxing or dining outdoors. Steps lead to a generous lawn framed by mature shrub borders, while at the far end of the garden a raised decked terrace with feature lighting overlooks the swimming pool. This impressive leisure area is further enhanced by a timber-framed summer house and an outdoor store housing the pool heat pump, creating a private and inviting retreat for family enjoyment.

FRONT GARDEN
With off road parking for multiple vehicles and a gravelled driveway gives access to the double garage.

DOUBLE GARAGE
18'02 x 17'7
A pedestrian door leads to the rear garden.

SERVICES
Mains drainage, gas, water and electricity are connected.

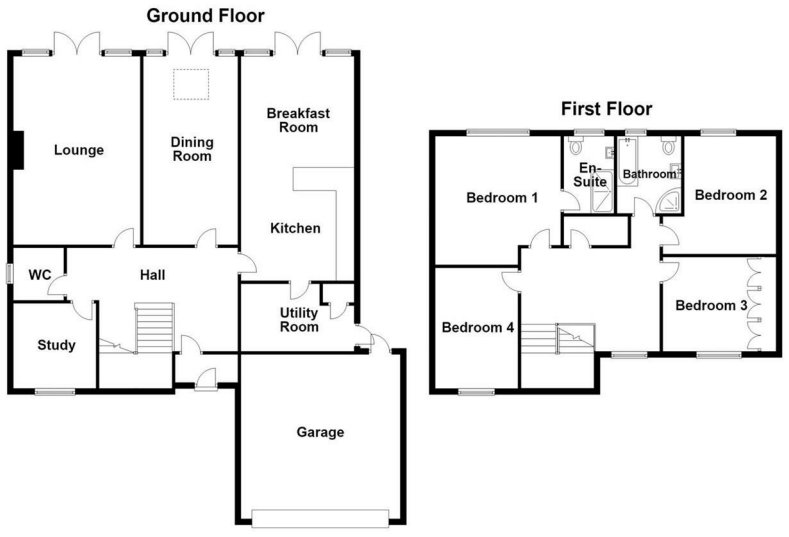
COUNCIL TAX
West Northamptonshire Council - Band G

LOCAL AMENITIES
Within the village, there is the Parish Church and the Whyte Melville Public House, Village Hall and pocket park. Local schooling is at the County Primary School, with secondary education at the Moulton School for which there is a school bus service. The village is well placed for access to a number of public schools including Oakham, Uppingham, Oundle, Rugby and Wellingborough. There are local shops at Whitehills and a Waitrose Supermarket in Kingsthorpe. There is a country park and sailing club at nearby Pitsford Reservoir, and the Northampton County Golf Course is at Church Brampton. Northampton railway station provides a fast connection service to London Euston in 50 minutes.

HOW TO GET THERE
From Northampton town centre, proceed in a northerly direction along the A508 Kingsthorpe Road through Kingsthorpe shopping centre and onto the Harborough Road North. Proceed out of the town and at the roundabout junction turn right signposted to Boughton along Vyse Road where the property stands on the right hand side.

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