



Hartwell Road
Ashton, Northampton





Hartwell Road
Ashton, Northampton, NN7 2JR

TOTAL AREA: APPROX. 208.16 SQ. METRES (2240.6 SQ. FEET)

RECTORY COTTAGE IS A GRADE II LISTED STONE PROPERTY WITH GARDENS OF APPROXIMATELY HALF AN ACRE. THERE ARE CHARACTER FEATURES THROUGHOUT INCLUDING FIREPLACES, CEILING BEAMS, FLAGSTONE FLOOR AND WINDOW SEATS.

GROUND FLOOR

- ENTRANCE HALL
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM
- CLOAKROOM
- DINING ROOM
- FAMILY ROOM
- BAR AREA
- SITTING ROOM
- STUDY AREA

SECOND FLOOR

- BEDROOM TWO
- LOFT ROOM
- BEDROOM FOUR

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- STORE
- REAR GARDEN

FIRST FLOOR

- BEDROOM ONE
- EN-SUITE
- BEDROOM THREE
- BATHROOM

£750,000 Freehold





THE PROPERTY

On the ground floor there is an entrance hall with flagstone floor which extends to the cloakroom. The sitting room has a fireplace with log burner, ceiling beams and a window seat. This leads into the study. The dining room has a large fireplace with open chimney and also has a window seat. There is a family room with semi vaulted ceiling, flagstone floor and bar area with more window seats and doors leading onto the garden.

The hand built kitchen features granite worktops, an island with integral butchers block, a pantry cupboard and quarry tiled floor. There are doors to the garden and the utility room.

A wide staircase leads up to the first floor and the main bedroom has an en-suite shower room and stairs leading up to the fourth bedroom. Bedroom three has an original fireplace. The large bathroom features a freestanding roll top bath, walk in shower, twin wash hand basins plus an exposed stone wall.

On the second floor there are two further bedrooms accessed by separate staircases.

Outside, to the front is a gravel driveway for several cars and a double garage with electric roller shutter door.

To the rear there is a large paved seating and BBQ area leading to the first lawn which is bordered and interspersed with established trees, bushes and hedges. The second section of the garden has a further lawn, fruit cage and raised vegetable beds.

EPC Exempt. Council Tax Band G.



MARKETING

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MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Ask Agent
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Parking, Double Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

The small village of Ashton lies approximately half way between Milton Keynes and Northampton and has its own primary school, church and public house, The Old Crown Inn. Further facilities including secondary schooling can be accessed in the larger nearby village of Roade or in the old market town of Towcester, 1½ and 6 miles away respectively. Ashton parish is itself only about 3 miles at its longest point which runs from the Stoke Bruerne lock through to Salcey Forest, both of which are also notable local attractions. Access to the village is provided via the A508 Market Harborough to Milton Keynes road which in turn gives access to J15 of the M1 just 4 miles away. Finally, mainline train services to London Euston and Birmingham New Street are provided from both Northampton and Milton Keynes stations.

IMPORTANT NOTICE

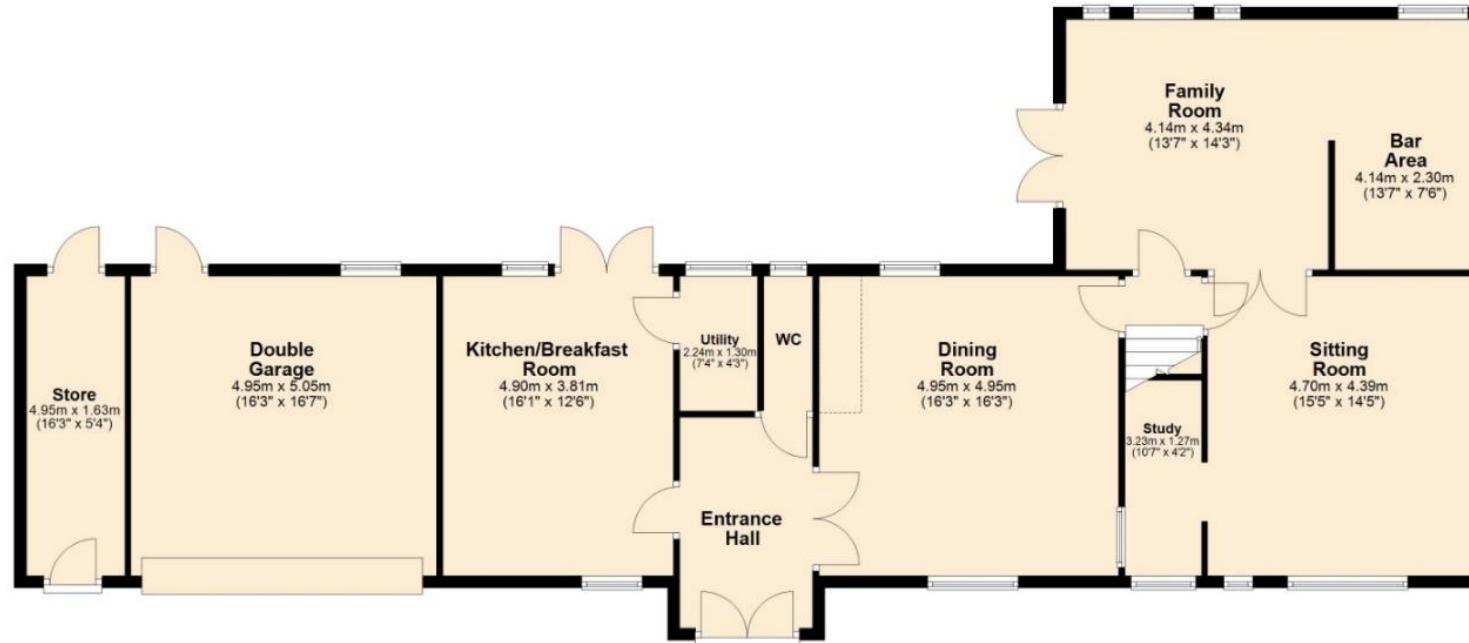
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. 208.16 SQ. METRES (2240.6 SQ. FEET)

Ground Floor (excluding garage & store)

Approx. 113.6 sq. metres (1222.3 sq. feet)



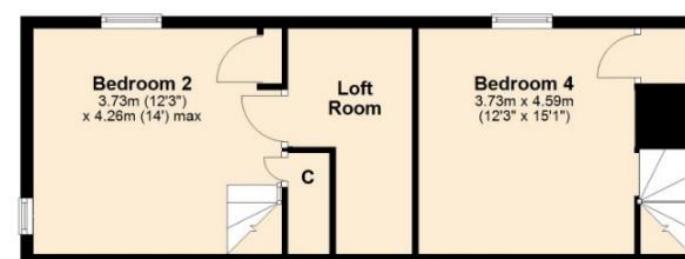
First Floor

Approx. 53.0 sq. metres (570.3 sq. feet)



Second Floor

Approx. 41.6 sq. metres (448.1 sq. feet)





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