



### BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,800 (£1,500 plus VAT).

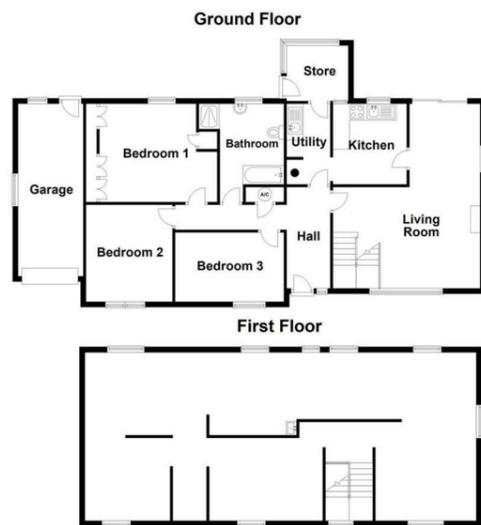
### BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £4,200 (£3,500 plus VAT).

### HOW TO GET THERE

From Northampton proceed in a north westerly direction along the A5199 Welford Road through the villages of Chapel Brampton and Spratton and continue along this road through the villages of Creaton and Thornby. On leaving Thornby continue on the Welford Road and take the first turning on the left signposted towards Cold Ashby. On entering the village take the sharp right hand bend and continue on passing the village hall on the right hand side. At the next turning on the left carry straight on along the Yelvertoft Road taking the first turning on the left into Stanford Close. Continue to the end of the cul de sac where the property can stand on the right hand side.

DOIRG19032026/0328



Not to scale. For illustrative purposes only

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Hillview Stanford Close, Cold Ashby, Northampton, NN6 6EW



### For Auction - Guide £345,000 to £375,000

FOR SALE BY AUCTION ON WEDNESDAY 22ND APRIL 2026 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £345,000 to £375,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773

This substantial detached modern chalet style property with significant potential for redevelopment stands in lawned gardens of approximately one third of an acre backing onto and overlooking playing fields. The ground floor of the property is in need of modernisation and refurbishment and the first floor has been part converted to provide additional rooms, works have not been completed. The existing accommodation provides three bedrooms, bathroom, lounge/dining room and kitchen together with an attached tandem garage. The property stands on the outskirts of the popular north Northamptonshire village of Cold Ashby surrounded by rolling countryside with gardens enjoying a sunny southerly aspect.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:

[www.auctionhouse.co.uk/northamptonshire](http://www.auctionhouse.co.uk/northamptonshire)

9 Westleigh Office Park, Northampton, NN3 6BW  
T: 01604 259773 F: 01604 232627

9 Westleigh Office Park, Northampton, NN3 6BW  
T: 01604 259773 F: 01604 232627

# Hillview Stanford Close, Cold Ashby, Northampton, NN6 6EW

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

11'10 x 4'8

Approached through a PVCU double glazed door the hall has a mosaic parquet floor and gives access to:-

#### INNER HALL

23'1 x 3'10

Housing the airing cupboard with slatted shelving and with doors to:-

#### LOUNGE/DINING ROOM

22'2 x 17'11

A spacious open plan room with open hearth fire place on a raised hearth, a winding open tread staircase rising to the first floor, windows to both front and side elevations and sliding double glazed aluminum patio doors to the rear garden. A door leads to:-



#### KITCHEN

9'9 x 9'0

With floor and wall cabinets with laminated working surfaces incorporating an enameled sink unit and point for electric cooker. Door to:-



#### UTILITY ROOM

9'10 x 5'4

Housing the original Redfyre boiler standing in a recess there is a stainless steel sink unit, PVCU double glazed door leading to the store at the rear.

#### STORE

7'9 x 6'8

Of timber construction, single glazed window and door to garden.

#### BEDROOM ONE

13'6 x 12'0 maximum

With a range of fitted wardrobes to one wall with louvered doors and cupboards, there is a further built in shelved cupboard and three casement window to the rear elevation.



#### BEDROOM TWO

11'11 x 10'8

With a two casement window to the front elevation.



#### BEDROOM THREE

11'4 x 8'5

A two casement window to the front elevation.

#### BATHROOM

7'11 x 7'10

Comprising a Primrose yellow suite of paneled bath, pedestal wash basin and WC. There is a ceramic tiled Mira shower cubicle, radiant wall heater and window to the rear elevation.



#### FIRST FLOOR

49'6 x 82'6 approximately

An open plan space approached by the winding fixed staircase where works have commenced to convert the area for additional bedrooms and bathroom. Some stud partitions have been erected and there are four windows to the front elevation, one gable window and five windows to the rear elevation many of which enjoy views over the surrounding playing fields. First fix work has been completed, however there is no plaster boarding and much of the insulation is exposed.



#### OUTSIDE

The property stands back from Stanford Close behind a lawned front garden bounded by a mixture of Leylandii hedging and close boarded fencing. There is a private block paved driveway which leads to:-

#### GARAGE

21'0 x 8'0

Approached through an up and over door there is a personal door to the rear elevation and a window to the side.

#### THE GARDENS

Standing mostly to the south and west of the house the gardens are approached either side of the property by pedestrian gates, one of which leads to the oil storage tank. The main garden is approached by a half moon shaped paved terrace leading onto a wide expanse of lawn where there are a number of mature shrubs and small mature trees. The gardens wrap around from the south side to the west side adjacent to the village playing fields and in this area there is an ornamental pond and there are two timber garden stores. The site offers significant potential for redevelopment subject to planning permission.



#### SERVICES

Main drainage, water and electricity are connected. Central heating was provided through radiators from a Redfyre oil fired boiler, however it is not known if the boiler is working.

#### COUNCIL TAX

West Northamptonshire Council - Band E

#### LOCAL AMENITIES

The popular village of Cold Ashby is surrounded by rolling countryside with local amenities to include a public house, a village hall and playing fields and the Church of St Denys. The village has access to the A14, approximately 1.5 miles away, which in turn gives access to the M1 and M6 at Catthorpe Interchange approximately 8 miles. The pretty market town of Market Harborough is approximately nine miles in distance and Rugby thirteen miles, both of which offer large supermarkets, high street shopping and main line train stations to London St Pancras International and London Euston respectively. Long Buckby station is approximately seven miles distant.

#### PRICE INFORMATION

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

For further information on viewing call 01604 259773