



Manor Farm Barns,
Roade Hill, Ashton

RICHARD  GREENER



Manor Farm Barns

Road Hill, Ashton

£1,350,000

A fabulous contemporary barn conversion offered in one of the most sought after southern villages of Northamptonshire, the house sits appropriately on a generous plot in the village of Ashton.

Accommodation

Ground Floor: Entrance Hall | Lounge | Kitchen/Breakfast Room | Utility Room | WC | Office/Library | Gymnasium | Workshop | Bathroom

First Floor: Landing | Bedroom One | Ensuite | Bedroom Two | Bedroom Three | Bedroom Four | Bathroom

Second Floor: Landing | Bedroom Five | Bedroom Six | Shower Room

Outside: Rear Garden | Double Garage

Approximately 4,400 Square Feet

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Description

Nestled in the highly sought-after Northamptonshire village of Ashton, this exceptional contemporary barn conversion occupies a generous plot and offers an outstanding blend of character, space, and modern family living.

Offered to the market for the first time since its thoughtful conversion in 1998 by the current owners, the property extends to approximately 4,400 sq ft and showcases a wealth of original features throughout.

The spacious ground floor accommodation comprises a welcoming entrance hall, an impressive lounge/dining room, a well-appointed kitchen/breakfast room, utility room, WC, study/gym, and workshop.

Across the first floor are four generously proportioned double bedrooms, including a principal suite with en-suite bathroom, alongside a stylish family bathroom. The second floor provides two further substantial bedrooms with striking exposed oak beams, served by a shared shower room.

Outside, the property benefits from ample off-road parking, access to a double garage, and beautifully elevated gardens enjoying a sunny aspect. Double doors from the principal bedroom open directly onto the outdoor space, creating a wonderful connection between inside and out.

This remarkable home presents a rare opportunity to enjoy countryside living within a thriving village community, while remaining conveniently positioned for access to Milton Keynes and wider transport links.











Front Driveway

A generously proportioned front driveway suitable for multiple vehicles with vehicular access leading to the double garage.

Double Garage

With two single up and over doors to the front elevation with storage to the eaves, electric car charging point and access to the solar technology control unit.

Rear Garden

The rear garden is mainly laid to lawn with a generous paved patio, pedestrian gate leading to the road for side access. The substantial rear garden is well elevated and benefits from a sunny aspect.



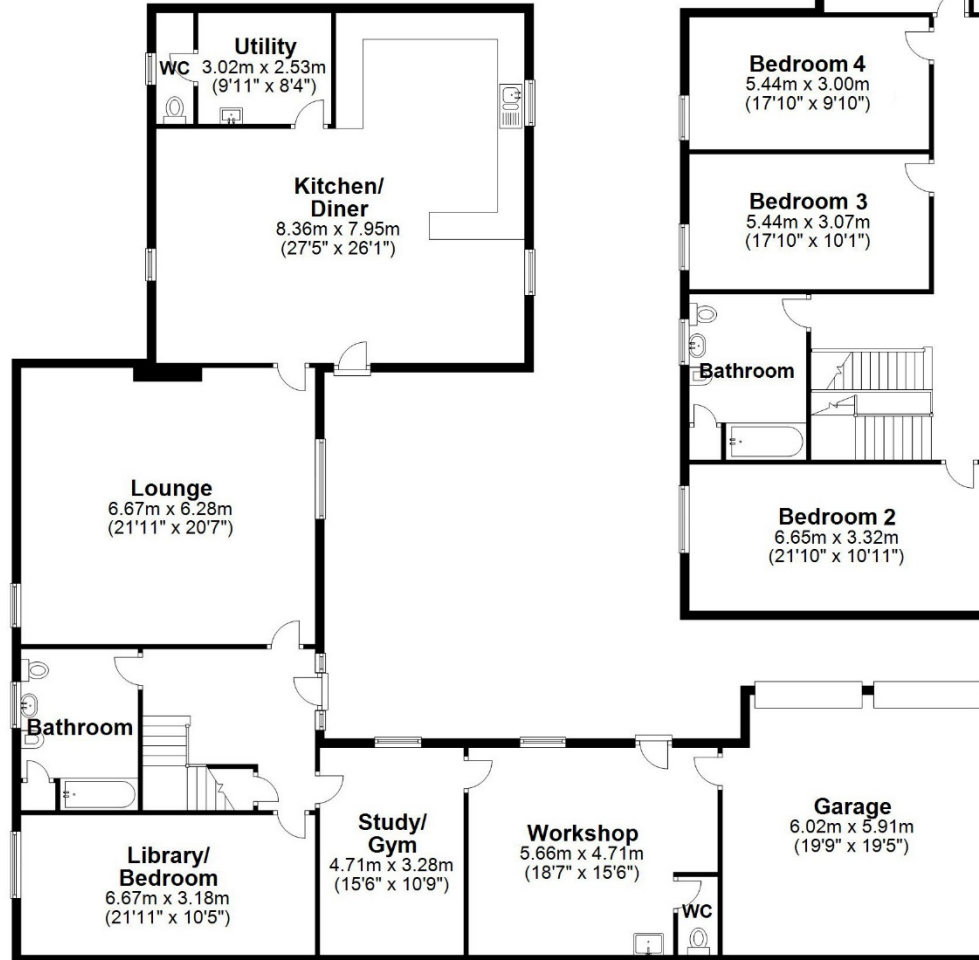
First Floor

Approx. 147.8 sq. metres (1591.1 sq. feet)



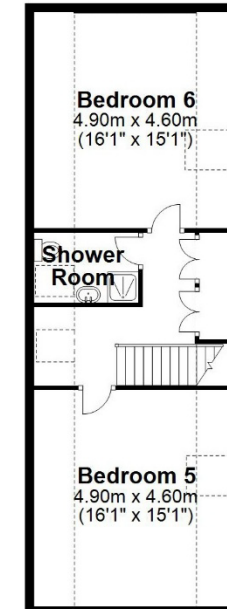
Ground Floor

Approx. 234.0 sq. metres (2519.2 sq. feet)



Second Floor

Approx. 61.9 sq. metres (666.6 sq. feet)



Total area: approx. 443.8 sq. metres (4776.8 sq. feet)
Not to scale. For illustrative purposes only



Services

Mains drainage, gas, water and electricity are connected.

Council Tax

West Northamptonshire Council - Band G

Local Amenities

Ashton is located approximately 3 miles south of Junction 15 of the M1 motorway, 6 miles from Northampton and 11 miles north of Milton Keynes. Within the village there is the Parish Church of St Michael and All Angels, The Old Crown public house and Ashton C of E Primary School. On the outskirts of the village is the Northampton Mens Own rugby football club. Secondary education is available at the nearby village of Roade at the Elizabeth Woodville Secondary School.

How To Get There

From the M1 junction 15 proceed in a southerly direction along the A508 and on entering the village of Roade proceed through the village and over the railway bridge. Follow the road as it leads into the village of Ashton along Roade Hill. On entering the village the property can be found on the right hand side.



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