

ASH VIEW

Upper Benefield | Northamptonshire



**Six traditionally styled stone houses with
gardens, within an attractive farmyard
setting, with gated drive.**

Woodford & Co.

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Ash View

Six traditionally styled stone houses with gardens, within an attractive former farmyard setting, with gated drive.

Ash View is a small, high quality development of 6 stone houses set within a former farmyard, within the village. Each house is constructed in local stone with traditional tiled or slate roof.

The houses have high specification accommodation with either 2, 3 or 4 bedrooms.

Built with energy efficiency in mind, each house has low energy, environmentally friendly air source equipment serving under-floor heating on each floor. Lockable double glazed doors and windows are fitted.

Each house has a turfed and landscaped garden with traditional cart-sheds or driveways providing parking.

General Specification

Kitchens - Traditional country or high gloss cabinets* | Dishwasher | Oven | Induction hob
Extractor hood | Granite work-surfaces | Ceramic tiling*

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Utility Rooms - Sink | Cabinetry | Granite work-surfaces | Ceramic tiling

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Living Rooms - Wood burning stove

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Bathrooms - Classic white suites | Chrome taps | Ceramic tiling*
Glazed & tiled shower enclosures | Thermostatically controlled showers

Heated towel rails | Shaver points

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Outside - Remote controlled main access gate | Intercom system | Outside lighting
Landscaped & turfed garden | Tegula paved paths and patio | Outside tap

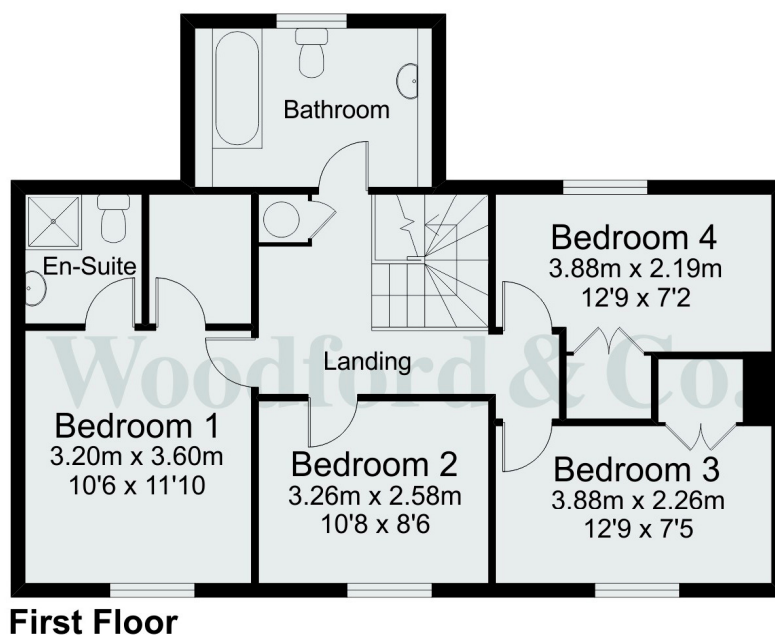
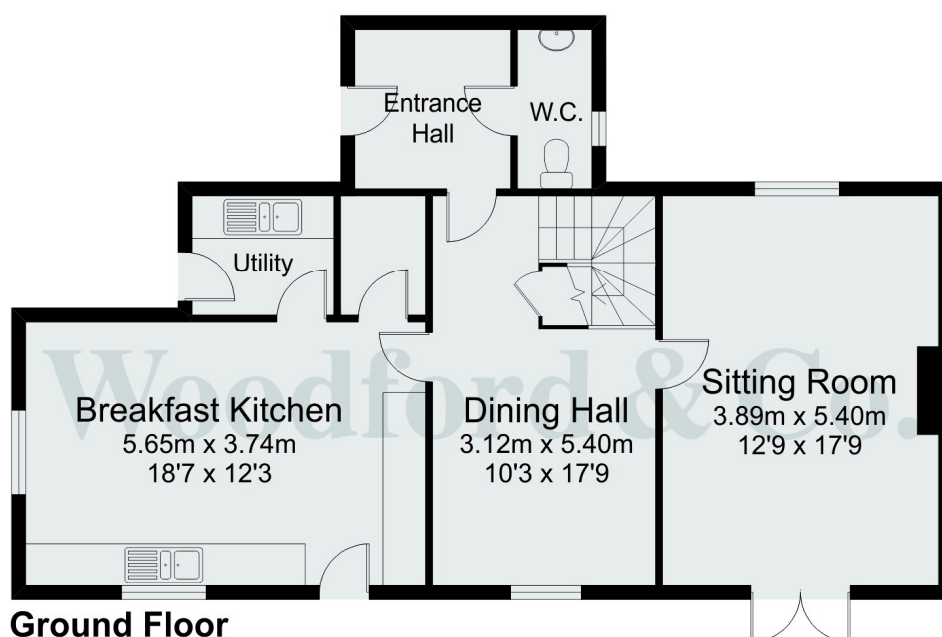
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10 Year LABC Warranty

***if you reserve early enough you may be able to choose the style of tiles and some fittings**

Plot 1

A handsome, detached, stone, family house offering four bedrooms, en suite shower room and family bathroom, set upon an attractive plot, with driveway and cart-shed.

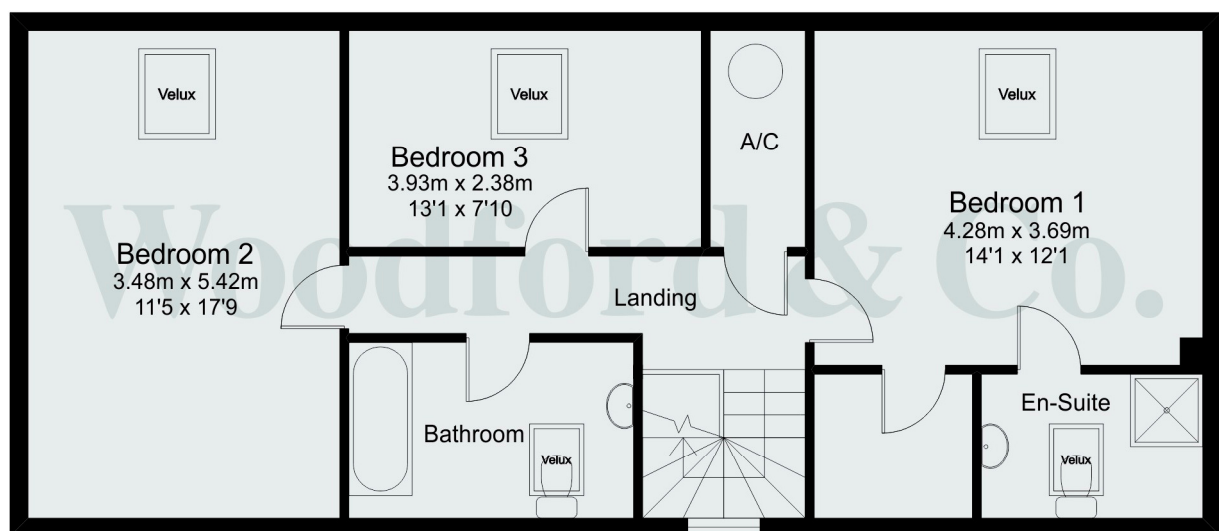
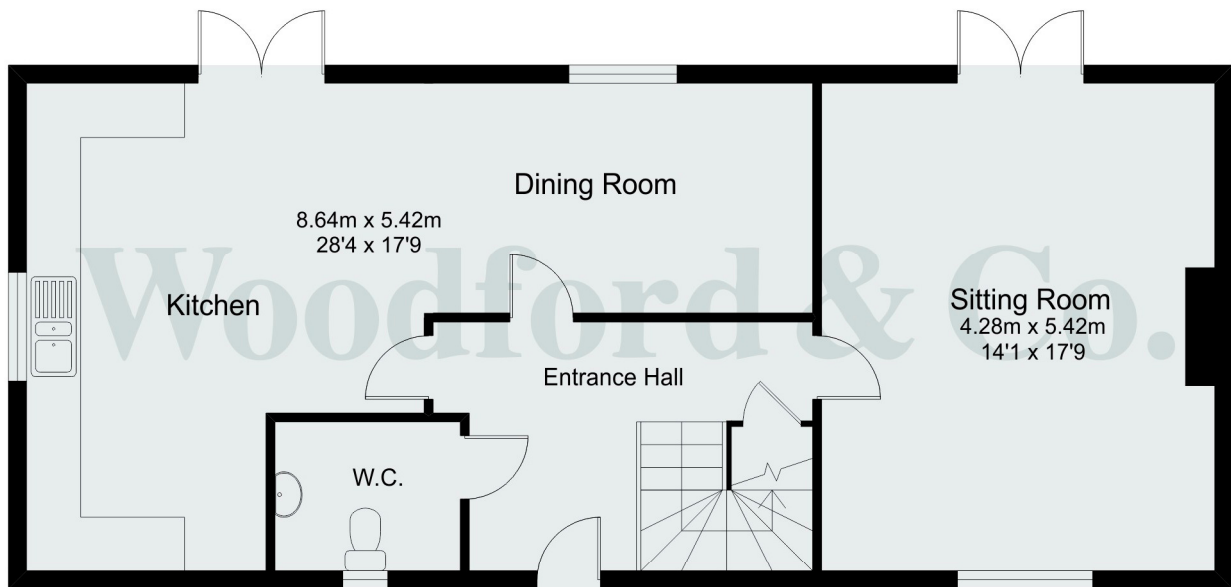


Approx Gross Internal Floor Area = 141 Sq/m - 1518 Sq/ft

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NOT TO SCALE
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Plot 2

Enjoying a generous plot, this spacious detached house has contemporary open-plan living on the ground floor and three great bedrooms upstairs, whilst the garden captures the southerly and westerly sunshine.

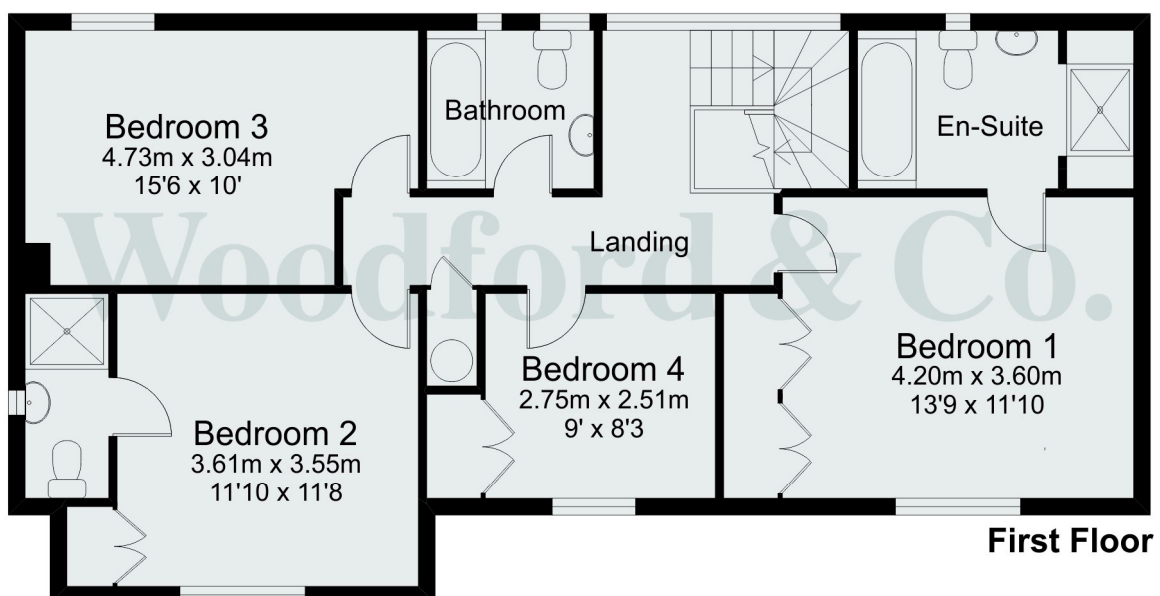
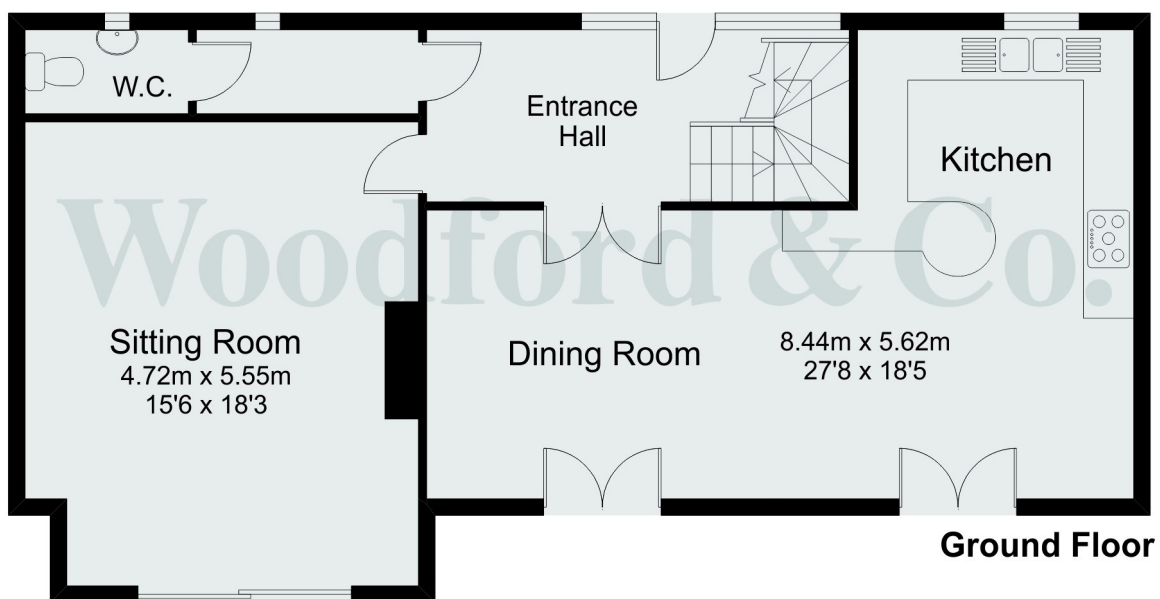
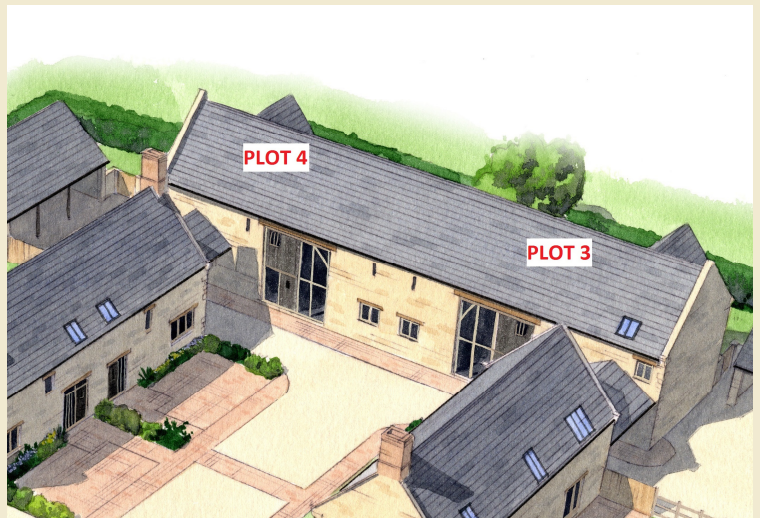


Approx Gross Internal Floor Area = 142 Sq/m - 1528 Sq/ft

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Plot 3

One of the largest houses within the courtyard, this barn-styled family home has open-plan living, four bedrooms, two en suites & a family bathroom. The views to the rear, over open countryside are beautiful.

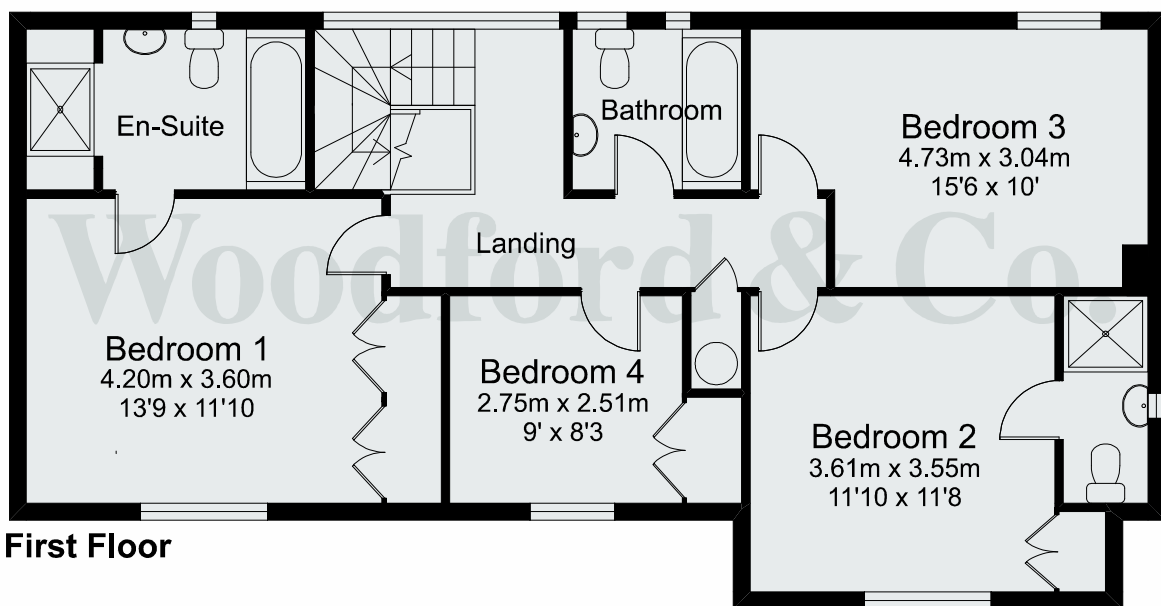
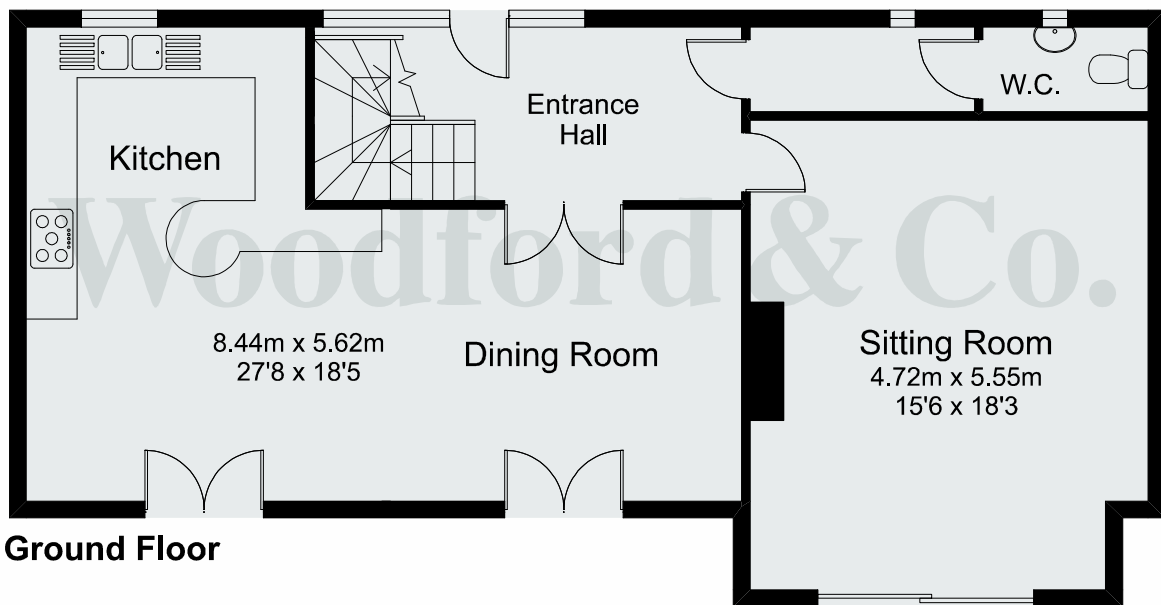
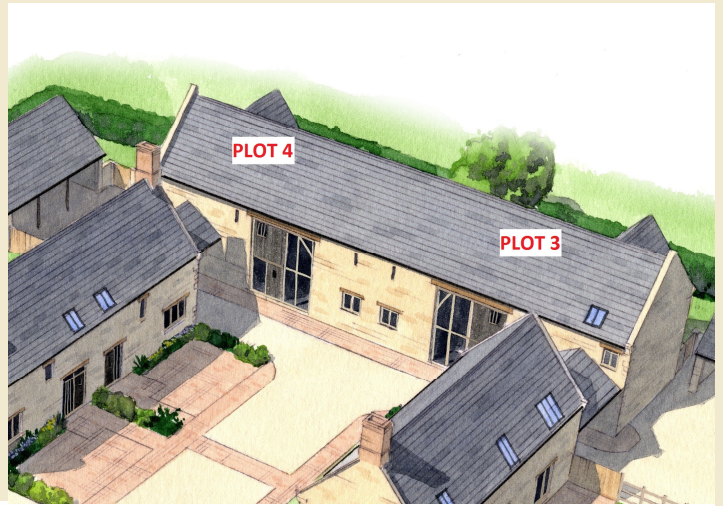


Approx Gross Internal Floor Area = 157 Sq/m - 3380 Sq/ft

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Plot 4

Tucked away within the courtyard this large family home enjoys barn styling with contemporary living, four bedrooms, two en suites and a family bathroom, with fabulous views from the main rooms and garden.



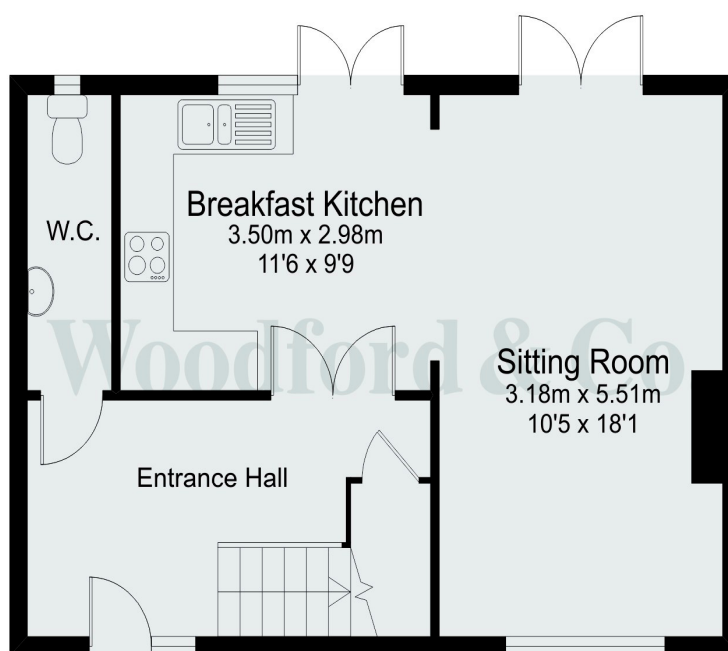
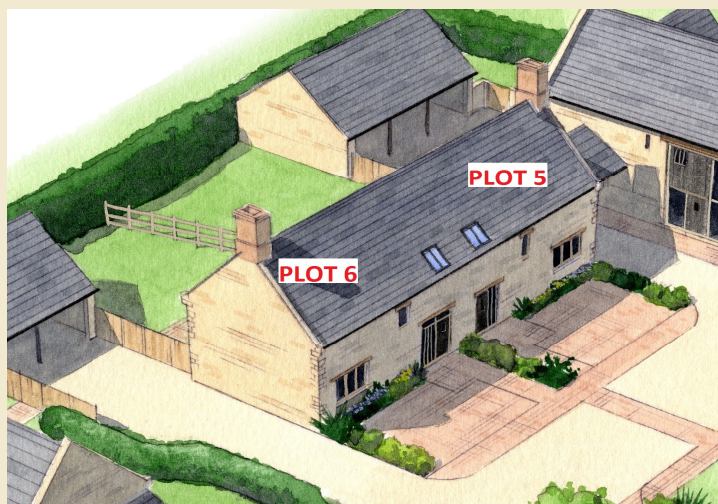
Approx Gross Internal Floor Area = 157 Sq/m - 3380 Sq/ft

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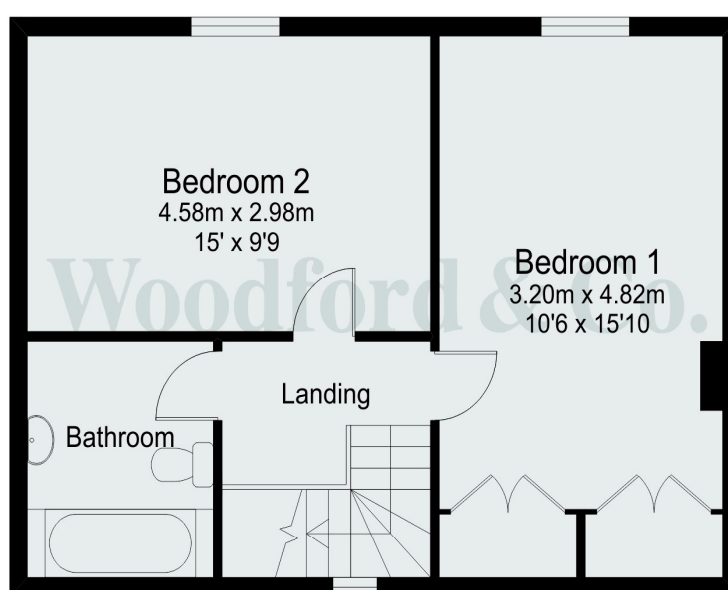
Plots 5 & 6

These semi-detached stone cottages have a great feeling of space with large entrance halls, wonderful open plan living and two double bedrooms. There is ample parking and turfed and landscaped rear gardens.

*Plot 5 shown — plot 6 is a mirror image of the plan below



Ground Floor



First Floor

Total Approx Gross Internal Floor Area = 86 Sq/m - 926 Sq/ft

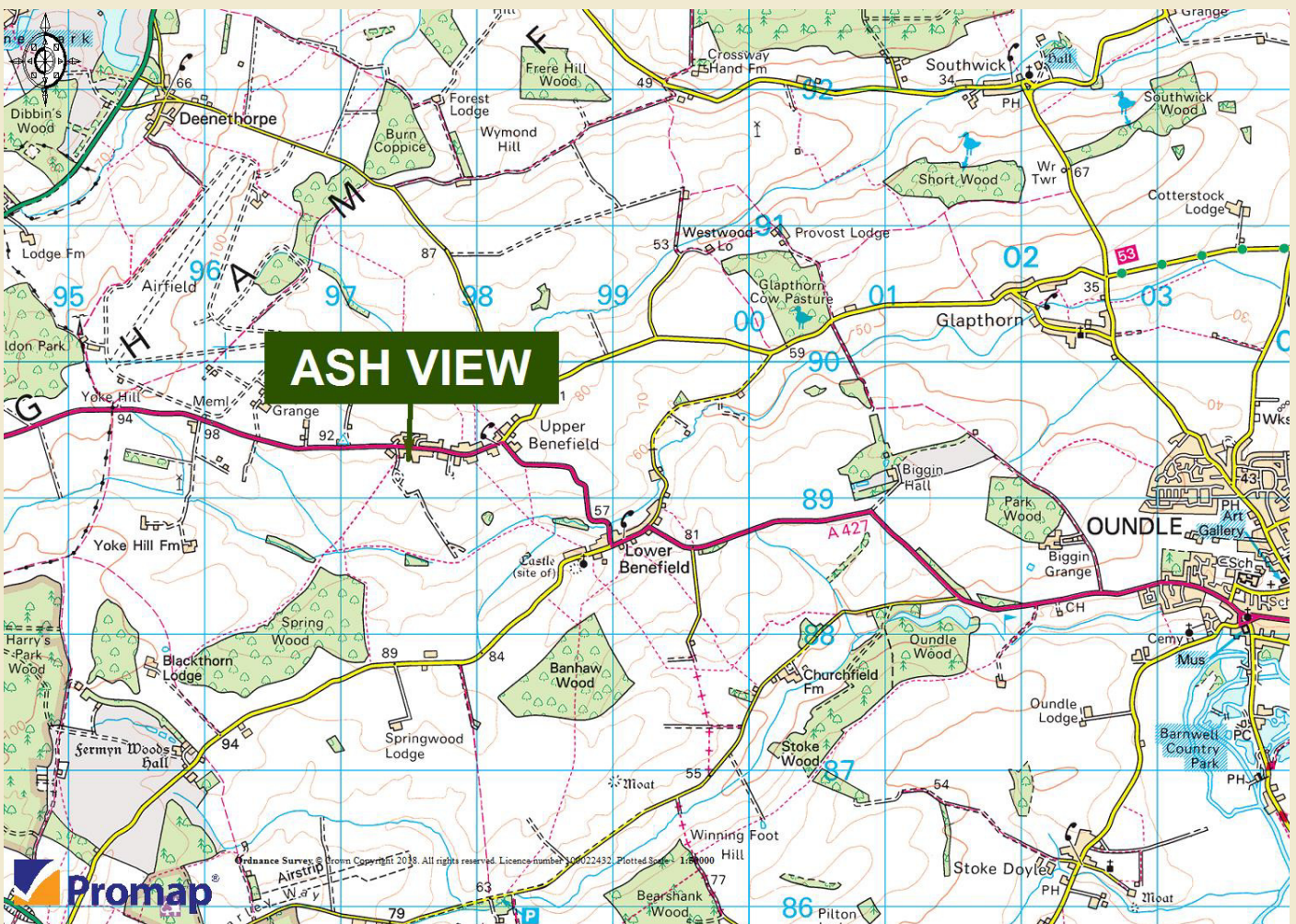
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Location

Upper Benefield is a lovely Northamptonshire village with a Conservation area. Most of the houses are built of local limestone with Collyweston slate roofs. There are footpaths and bridleways leading from the village over the surrounding, gently rolling countryside. The village is on the X4 bus route providing a frequent service to Oundle, Peterborough, Corby and Northampton.

Oundle lies about 4 mile to the east and offers a range of traditional family run shops, businesses and restaurants, set around the historic market place. There is also a Waitrose store. There is excellent schooling and a good variety of leisure facilities.

Corby and Peterborough are within easy reach and offer extensive facilities as well as main line rail travel to London.



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