BY DESIGN

FOR SALE



EARLS BARTON · NORTHAMPTONSHIRE

51 Mears Ashby Road

OFFERS OVER £900,000

A five-bedroom family home with views over Sywell Country Park.

INTRODUCTION · OFFERS OVER £900,000

Rebuilt, renovated & extended in 2012, with over 3,100 sq ft of versatile accommodation.

Set within approximately a quarter of an acre, this impressive five-bedroom family home enjoys views over Sywell Country Park. Generous living spaces include a spacious open-plan kitchen, dining and family room with fantastic potential, three bathrooms and a beautiful south-west facing garden with a newly laid Indian sandstone terrace.

An exceptional EPC rating of A, 21 recently installed solar panels, three battery storage units, an EV charger, electric gates and a garage make this a fantastic home for family life and entertaining.

BEDROOMS	BATHROOMS	SQ FT	EPC
5	3	3,315	A



THE ARRIVAL

A sweeping staircase & a generous first impression.

Upon entering, you are welcomed by an exceptionally spacious entrance hall, with a sweeping staircase and decorative wrought-iron balustrade. The generous proportions give an immediate sense of the space this home has to offer, with access to the principal ground-floor accommodation.



KITCHEN, DINING & FAMILY

The heart of the home, open to the countryside.

Bright and airy, the open-plan kitchen, dining and family room enjoys far-reaching views across the surrounding countryside. Filled with natural light, it offers fantastic potential to create your dream kitchen, with ample room for cooking, dining and relaxing together.

Two sets of glazed doors open onto the rear terrace — a lovely connection between house and garden.









SITTING ROOM & SNUG

Space to gather, & space to retreat.

The spacious sitting room provides a comfortable setting for relaxing, with an adjoining snug featuring a log-burning stove — a cosy retreat during the colder months.

Three further sets of glazed doors open onto the garden from these two rooms, allowing natural light to flood in.

The sitting room, which would make a fantastic playroom, also provides access to the integral garage, currently used by the owners as a gym.







FURTHER RECEPTION ROOMS

Flexibility for family life & working from home.

A separate playroom, dining room and a home office with Hammonds fitted furniture and its own external entrance offer excellent flexibility.





THE PRINCIPAL SUITE

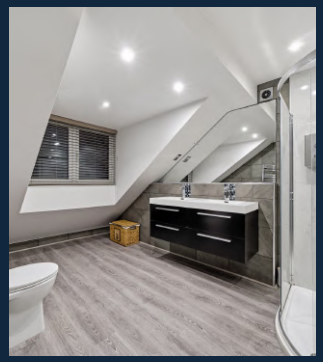
A private balcony overlooking Sywell Country Park.

Upstairs, the principal bedroom is a particularly impressive space, enjoying beautiful views from its private balcony. Two separate dressing rooms with Hammonds built-in wardrobe, an en-suite and air conditioning complete this wonderful suite.









BEDROOMS & BATHROOMS

Four further bedrooms & a spacious family bathroom.

The second bedroom has a recently added en-suite, and every bedroom is fitted with Hammonds built-in wardrobes. The accommodation offers plenty of flexibility for growing families, visiting guests or those requiring additional space.











OUTSIDE

South-west facing, for afternoon sun & evening sunsets.

Established, enclosed gardens back onto open countryside. A new Indian sandstone terrace extends approximately five metres from the house and spans its entire rear elevation.









THE GARDEN

ENERGY & APPROACH

An exceptional EPC rating of A.

A recently installed solar energy system of 21 panels and three battery storage units represents a significant investment in the home's energy performance.

To the front, electric gates open onto a generous driveway with ample parking, together with a garage and an EV charger. Five sets of glazed doors open onto the gardens.



SOLAR PANELS	21
BATTERY UNITS	3
EV CHARGER	Included
PLOT	Approx. ¼ acre









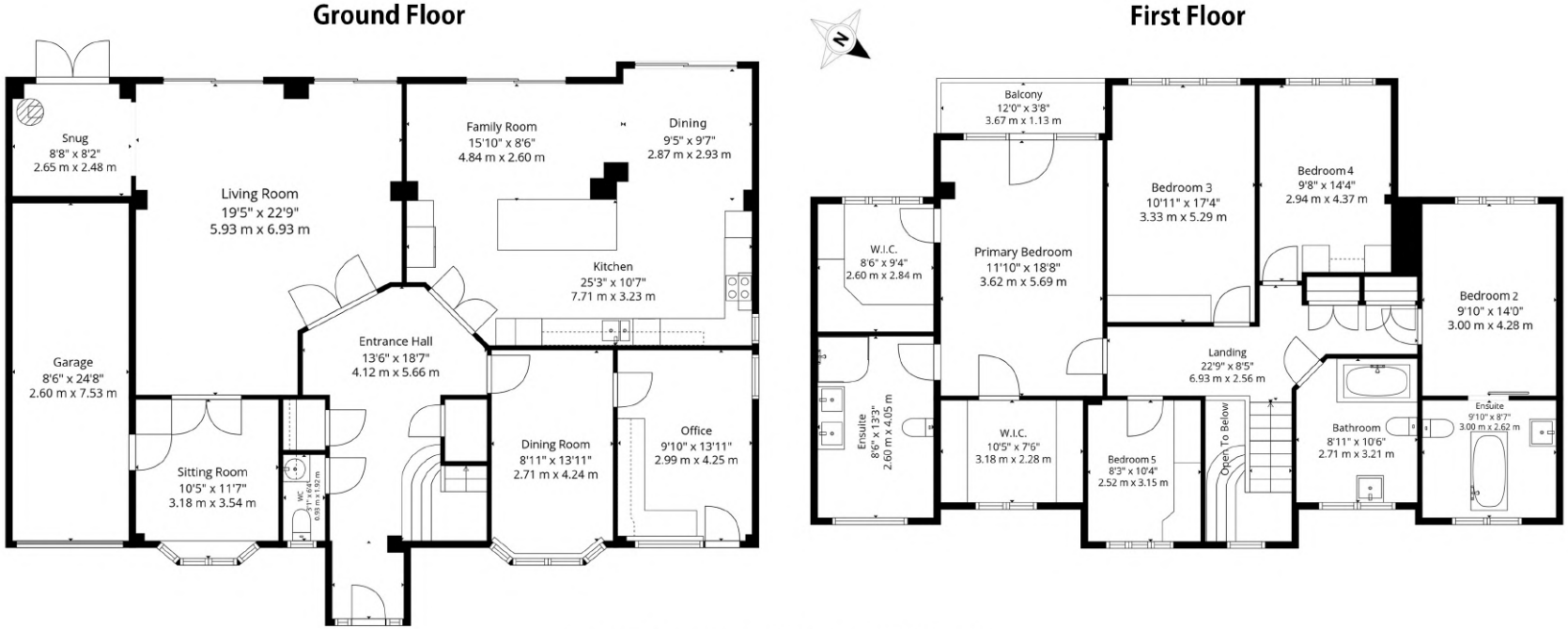
LOCATION

Between Earls Barton & Mears Ashby.

A beautiful semi-rural setting with views towards Sywell Country Park. Earls Barton is a thriving village with a Co-op, farm shop, pharmacy, doctors' surgery, pubs, restaurants, nursery and primary school.

More extensive shopping, schooling and leisure can be found in Northampton, Weston Favell, Rushden Lakes and Wellingborough. The A45 is close by, with direct rail services to London Euston and St Pancras International from Northampton and Wellingborough — under an hour on selected services.

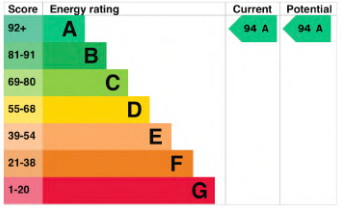
FLOORPLAN · APPROX. 308 SQ M / 3,315 SQ FT



Approximate Area: 288 sq m, 3102sq ft
Garage: 20sq m, 213sq ft
TOTALS: 308sq m, 3315sq ft

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE.**

TENURE	Freehold	AUTHORITY	North Northamptonshire	SECURITY	Alarm & CCTV
COUNCIL TAX	Band G*	SERVICES	Mains gas, electric, water, drainage	CONNECTIVITY	Fibre & 5G available†



*An improvement indicator is recorded against the property; the band may be reviewed following a sale, which does not necessarily mean an increase. Clarification has been requested from the VOA. †Buyers are advised to check with their provider. Floorplan for illustration only, not to scale.



BY DESIGN

Combining generous living spaces, exceptional energy efficiency and countryside surroundings — the perfect balance of rural tranquillity and everyday convenience.

TO ARRANGE A VIEWING



Emma Hall

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PRS Property Redress Scheme

By Design (BDEA Ltd), 1 Cabot House, Compass Point Business Park, St Ives, Cambridgeshire, PE27 5JL. These particulars are intended as a guide and do not form part of any contract. Measurements are approximate.