

Plot 1, Meadow View Gardens, Blincow Road,
Long Buckby, Northamptonshire, NN6 7XP

HOWKINS & HARRISON

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Prices From: £495,000

"The Ashton" is a beautifully presented four-bedroom detached home built to a high specification within the new "Meadow View Gardens" by Astrum Homes, with a detached single garage, affording rolling countryside views placed on the outskirts of the sought after village of Long Buckby. Featuring an open plan family living space with kitchen and dining area, separate living room, downstairs WC, laundry room, four double bedrooms with en-suite to master, and family bathroom.

Available to move in from spring 2025.

Features

- Thoughtfully designed to high specification
- A collection of 3 and 4 bedroom homes
- Functional individually designed kitchen with Bosch appliances
- Air source heating with radiators to both floors
- Internal oak faced doors
- Quality bathroom fittings and tiling
- Choice of internal finishes – flooring, tiling, kitchen and paint colours (subject to stage of build)
- Popular village location, close to the train station
- Predicted Energy Rating -B







Location

The site lies to the south west of Long Buckby village and is accessed off Station Road.

Long Buckby is a popular village, well placed for all major roads, being only 1 mile from the A5 which in turn leads to the M1 at both Junctions 16 and 18, then to the M6 and A14.

One of the major benefits of the site is its proximity to Long Buckby's railway station which is on the Northampton loop line which joins the West Coast main line at Rugby and Northampton, this brings London Euston within one hour travelling time and Birmingham within 40 minutes.

Long Buckby is a village with a population according to the 2011 Census of approximately 3,913 and has significant local amenities including a number of convenience stores, public houses, restaurants, take aways. It is a short walk to the local doctors' surgery and around ten minutes by rail from Northampton and Rugby.

Agents Note

Estimated cost per annum for management fees is £335.00.

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Some images have been virtually staged to show potential furniture layout and room use.



Specification

Kitchen

Bosch integrated appliances – to include oven, hob and extractor, dishwasher and fridge freezer.

Choice of a fitted contemporary or traditional kitchen.

Heating

Air Source Heat Pump, radiators to ground and first floor.

Electrics

LED down lights to selected areas.

Chrome sockets to kitchen, PVC sockets and switches to remainder.

Sustainable Living

Air Source Heat Pump, double glazed windows, electric vehicle charging, highly efficient cavity insulation included.

Bathroom Suites

A selection of Porcelanosa wall and floor tiles throughout.

Full height tiling to shower enclosures, backsplash tiling to wet areas.

Chrome thermostatic towel radiators.

Chrome taps and shower.

Internal Finishes

Oak faced internal doors with stainless steel hinges.

Stainless steel ironmongery.

White painted ceilings with a choice of two wall colours

Dulux Trade paint range.

Painted white skirting and architraves.

Palio by Karndean throughout ground floor.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01327 316880.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council
Tel:0300-126700
Council Tax Band – TBC

HOWKINS & HARRISON

AWAITING EPC

ASTRUM HOMES **MEADOW VIEW GARDENS – LONG BUCKBY**

The Ashton 1 3 4 14

This illustration is of plot one and four, plot three and 14 are a mirrored layout.

GROUND FLOOR



FIRST FLOOR



DIMENSIONS

GROUND FLOOR	WIDTH (W/H)	WIDTH (W/H)
Living Room	2.8m x 4.3m	9'2.24" x 14'1.29"
Family/Kitchen /Diner	7.4m x 5.8m	24'1.34" x 19'0.35"
Laundry	3m x 1.9m	9'10.11" x 6'2.80"
FIRST FLOOR	**WIDTH (W/H)**	**WIDTH (W/H)**
Master Bed	2.8m x 3.5m	9'2.24" x 11'5.80"
Ensuite	2.8m x 1.0m	9'2.24" x 3'3.37"
Bedroom 2	3.3m x 3.1m	10'9.92" x 10'2.05"
Bedroom 3	3.9m x 2.5m	12'9.11" x 8'2.43"
Bedroom 4	3.0m x 2.5m	9'10.11" x 8'2.43"
Bathroom	2.8m x 1.7m	9'10.11" x 5'6.93"

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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