**Seller Insight**

The present owners relocated to the area for family reasons and possessed no local knowledge at the time. They were motivated to find a new home by need, and it was by chance, and absolute good fortune that they discovered Hix House in the conservation village of Mears Ashby.

Mears Ashby is a delightful and exceptionally friendly village. The owners were impressed by the number of clubs and activities centred around the village hall and church. They have enjoyed the annual Safari Supper and weekly music nights in the pub. The area is rich in leisure facilities with a nearby golf course, and Sywell Country Park which has meadowland, lakeside walks, and a fishing reservoir.

They enjoy a rural lifestyle in the village but work, education and cultural opportunities are an easy drive away in the neighbouring towns of Milton Keynes, Wellingborough, Northampton and Leicester. There is a very good primary school in the village, and there are excellent public schools in the area. Commuters benefit from the frequent train service from Wellingborough into St Pancras, Northampton into Euston and the proximity to the A14 and M1. Hix House enjoys the best of town and country life. The modern house has been built to exacting high standards and the well designed flow of ground floor rooms that are drenched with natural light, creates a calm and peaceful atmosphere throughout. The ambiance is set as soon as you enter the spacious and airy hallway with its two staircases and galleried landing.

The large, well-equipped kitchen is the heart of the house where everyone naturally congregates, and when friends come they have to be eased into the sitting room. The two sets of double doors frame views to the garden which forms a pleasing backdrop for informal kitchen suppers. In the summer with doors open, the house and garden become one. The sitting room is a perfect all year room. It is a cosy winter refuge with the gas fire glowing and in summer you can open the doors and wander onto the patio or enjoy the garden from the comfort of an easy chair. The room currently used as a study has also been a dining room and the bedroom above the garage forms an independent space for visitors or perhaps accommodation for an elderly relative.

The garden is mainly laid to grass and is very easy to maintain. It is a place to relax and enjoy alfresco dining on the patio, or sit on the swing chair on the lawn and enjoy a glass of wine whilst catching the last of the sun.

The owners are sorry to leave the pleasant ambience of Hix House and will miss the fact that it has been so easy to maintain and is perfect to lock up and leave for periods of time. They say that if they could put the house on wheels, they would trundle it along with them. The village has given them four memorable years, but they have come to the end of their time in Northamptonshire and are returning to their native Cotswolds.

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.*
A modern four/five bedroom, immaculately presented home offering ample space for family living. The large open plan kitchen with doors leading out to the garden offers ample opportunity for al fresco dining. The house offers an easy lifestyle that will suit a busy family looking for a low maintenance property or a retired couple who would like a property which offers them the freedom of lock up and go living.

GROUND FLOOR
The entrance hall is imposing with a split staircase which leads to the right and left hand side respectively. The property benefits from tiled floors in the entrance hall and kitchen/dining area. The light dual aspect lounge offers a modern contemporary gas fire with the option to replace that with a wood burner. There are two doors leading out onto the garden.

The open plan kitchen/dining room is a particular feature of the house and offers space for family living and homely entertaining. A large island unit houses a Neff hob and a breakfast bar. Off the kitchen is a utility room which offers space for a washing machine. To complete the downstairs layout there is an office / dining room / fifth bedroom and downstairs bathroom with toilet and sink.

FIRST FLOOR
The property benefits from various skylights which makes it very light and bright. There are three spacious bedrooms leading off the left hand side of the staircase with two bathrooms, one being en-suite. The right hand side staircase leads to a separate private bedroom which could either serve as the master bedroom with en-suite or a guest suite.

AGENTS NOTES
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

SERVICES TO THE PROPERTY
Mains water, drainage, gas and electricity are connected. Heating is provided by gas fired radiators.

LOCAL AUTHORITY
OUTSIDE
The property is accessed via a gravel driveway which leads to ample parking (enough for about 6 cars) in front of the house and double garage.

The back garden is mainly laid to lawn with a number of trees framing the back of the property. To the rear of the property is a terrace area stretching the whole width of the house which is ideal for al fresco dining.

LOCATION
Hix House is located on the outskirts of the sought after village of Mears Ashby. The village lies in an area of open countryside between Northampton and Wellingborough. It has a church, public house and highly regarded primary school and is within easy reach of the larger village of Earls Barton and the towns of Northampton, Wellingborough, Kettering and Milton Keynes. Nearby Wellingborough and Wollaston provide secondary education and public schooling is available in Wellingborough, Oundle, Kimbolton, Uppingham, Rugby and Oakham. Private schooling is available in Spratton and at Northampton School for Girls in Hardingstone. There is further private education in Maidwell, Kimbolton and Pitsford.

There is an excellent commuter service with trains from stations in Wellingborough and Northampton reaching London St Pancras and Euston respectively in a little under the hour. Sporting facilities in the area include golf at Wellingborough and Church Brampton, sailing and trout fishing at Pitsford, hunting with the Pytchley and Oakley and flying at Sywell Airport. There is a livery stable nearby and a footpath leading from the village of Mears Ashby to Sywell Country Park which stands to the south west of the village and where the footpath follows a route around Sywell Reservoir. Nearby Beckworth Emporium offers a food hall, farm shop, restaurant/ café and a garden centre.

VIEWING ARRANGEMENTS
Strictly via the vendors sole agents Fine & Country on 01604 309030.
Hix House, 4 North Street, Mears Ashby, Northampton, NN6 0DW

Approximate Gross Internal Area = 181.1 sq m / 1949 sq ft
(Excluding Void)
Garage = 25.1 sq m / 270 sq ft
Total = 206.2 sq m / 2219 sq ft

Ground Floor

First Floor

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