



Meadowbank Lodge  
15 Mears Ashby Road | Earls Barton | Northamptonshire | NN6 0HQ



# MEADOWBANK LODGE

---

Meadowbank Lodge is a superb 5/6 bedroom home that sits on approx 0.8 acres, has a beautiful and private south/west facing garden and offers stunning views over the surrounding countryside. This family home extends over 7600 sq ft and has been lovingly renovated and modernised by the current owners. Offering a triple garage which boasts widened doors to accommodate larger cars such as Range Rovers, Bentleys, etc., an in and out driveway with parking for 10+ cars, an indoor heated swimming pool that's approx. 40' long, an outdoor sauna and 4/5 reception rooms, this home is perfect for families and for entertaining! There's also annexe potential as the property benefits from a private second entrance with its own staircase. Interestingly, the property was once owned by Peter Griggs, whose family is famously known for the Dr. Martens boot!



---

Earls Barton is a thriving village that provides a good range of local shops and amenities such as newsagents, a pharmacy, a doctors surgery and a medical centre, a Co-op, a farm shop as well as multiple pubs and restaurants. The village also boasts a nursery and a primary school. Earls Barton has easy access to a more comprehensive range of shops, schools and leisure facilities found in Northampton, Weston Favell, Rushden Lakes and Wellingborough. The village is also well located for commuters with good access onto the A45 and excellent train services, direct under an hour, into London Euston and St. Pancras International from Northampton and Wellingborough stations. .







## Ground Floor

Entering through the front door, you'll find the bright and airy entrance hall with beautiful hardwood floors and a downstairs cloakroom to the right. Glass doors open up to the spacious reception hall which leads to the family room to the front and the kitchen/dining room to the left.

This beautiful kitchen offers space and functionality. Multiple integrated appliances can be found such as an induction hob with downdraft extractor hood, a dishwasher, a full height fridge, an under-counter freezer, a hot tap and 3 ovens, one of which is a fan oven, the other a steam oven and the third a microwave oven. The American style fridge/freezer is also staying with the property.

From the dining area there are bifold doors that leads to the terrace, perfect for al-fresco dining. The family room is adjacent to the dining area and also boasts bifold doors to the terrace.

A larder pantry can be found off the kitchen as well as a boot room hallway and a utility room which includes a washing machine and a tumble dryer.

The beautiful indoor mosaic swimming pool complex with curved lantern roof can be accessed from both the boot room hallway and the kitchen/dining room. The incredible heated pool is approx. 40' long! Four sets of French Doors can be found along the right hand side of the complex and open up to the superb garden. A shower room as well as a large storage room can be found just off the swimming pool complex. The storage room houses the two boilers which the current owners have recently replaced alongside most of the radiators throughout the house.

Going back to the reception hall, you'll be led to the entertainment wing of the property which offers 3 reception rooms. You'll find a lovely sitting room with office space which has French Doors that open onto the terrace. The large drawing room can be found off this sitting room and offers a great entertainment area. Double doors lead to the fantastic games room with bar which then connects back to the sitting room.



# Seller Insight

“The property ticked all our boxes when we came to view it for the first time. The large garden and social areas of the house, including swimming pool, cinema room, and games room, all combine to create an amazing home that's perfect for day-to-day family life and entertaining,” say the owners.

“The location is great too. We like to take walks into the village of Earls Barton where we can enjoy a nice lunch and there is also a nice champagne bistro if we venture out in the evenings. Sywell Country Park is just a stone's throw away, so we go for walks there often and the kids enjoy playing in the parks. We are only 5-minute drive from the A45, so it's very easy to get to Rushden Lakes which has a good choice of shops, restaurants, and leisure facilities.”

“The outside space is very private and perfect for relaxing and entertaining. Afternoon get-togethers on the patio and in the garden with friends and family is always a very popular pastime, and when our guests stay a little later into the evening, we make full use of the entertainment wing where we watch the big screen or play a game of pool whilst having a drink. The swimming pool is great for parties which the kids absolutely love, whilst the bird watch tower at the rear of the garden is a peaceful spot to enjoy a cup of coffee in the morning or a glass of wine on a summer evening as we take in the amazing views over the fields.”

“My favourite area of the house is the entertainment wing, especially when friends come over to watch sporting events on the big screen with surround sound. We just open the double doors and connect to the games / pool room to create the perfect socialising space. Another favourite area is the kitchen / dining room where we also have a big screen, so we can sit at the island or dining table and enjoy some food and a drink, whilst the children watch TV or go out in the garden for a play, all whilst still being in complete view so they can't get up to any mischief. The play room above the garage is also a nice area for the kids to have their own space, whilst we sit in the kitchen making the most of the quiet time.”\*

\*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.























## First Floor

There are two ways to get to the first floor and the first is by going up the bespoke sweeping oak staircase located in the reception hall which brings you to the Family Wing and the Main Wing.

This beautiful home has a private second entrance beside the triple garage and the staircase by this entrance leads you up to the Guest Wing. On this wing you'll find the large play room/6th bedroom as well as a double bedroom with en-suite boasting a bath and a separate shower. This layout offers the potential to create a self contained annexe.

The Guest Wing connects to the Family Wing where you'll find two double bedrooms and a family bathroom that also includes a separate shower. The hallway then leads to the Main Wing which is incredibly spacious! The current owners use the 5th bedroom as superb dressing room which boasts built in closets with internal lighting.

The bathroom on this wing is absolutely stunning. It offers underfloor heating, a large walk in rainfall shower with an Italian marble feature wall that lights up, a luxurious double ended roll top bath, an integrated television and an Italian marble unit with double sink.

The main bedroom offers ample bespoke wardrobe space with some made for shoes and others for clothes. Many of them have a mirrored door and there is internal lighting throughout. The headboard forms part of the built-in wardrobes and two chest of drawers are also included with this bespoke closet space. There's also a unit at the end of the bed that houses a hidden television which appears with the touch of a button. French doors open onto the balcony, offering views of the beautiful garden and incredible countryside.

Two closets can also be found in the Main Wing hall, one of which is a walk in closet offering ample storage.

From the main and family wings, the sweeping oak staircase brings you back down to the reception hall.

















## Outside

Meadowbank Lodge sits on approx. 0.8 acres and offers a private and enclosed South/ West facing garden. By the swimming pool complex, you'll find an outdoor sauna for two as well as a storage room. This superb garden offers a large raised patio which is perfect for entertaining as well as a summer house with electricity. Two storage sheds can be found at the bottom of the garden and these are hidden away nicely so you can't see them from the property. There's also a raised wooden platform overlooking the breathtaking countryside which is the perfect place to relax and unwind.

---









# LOCATION

---

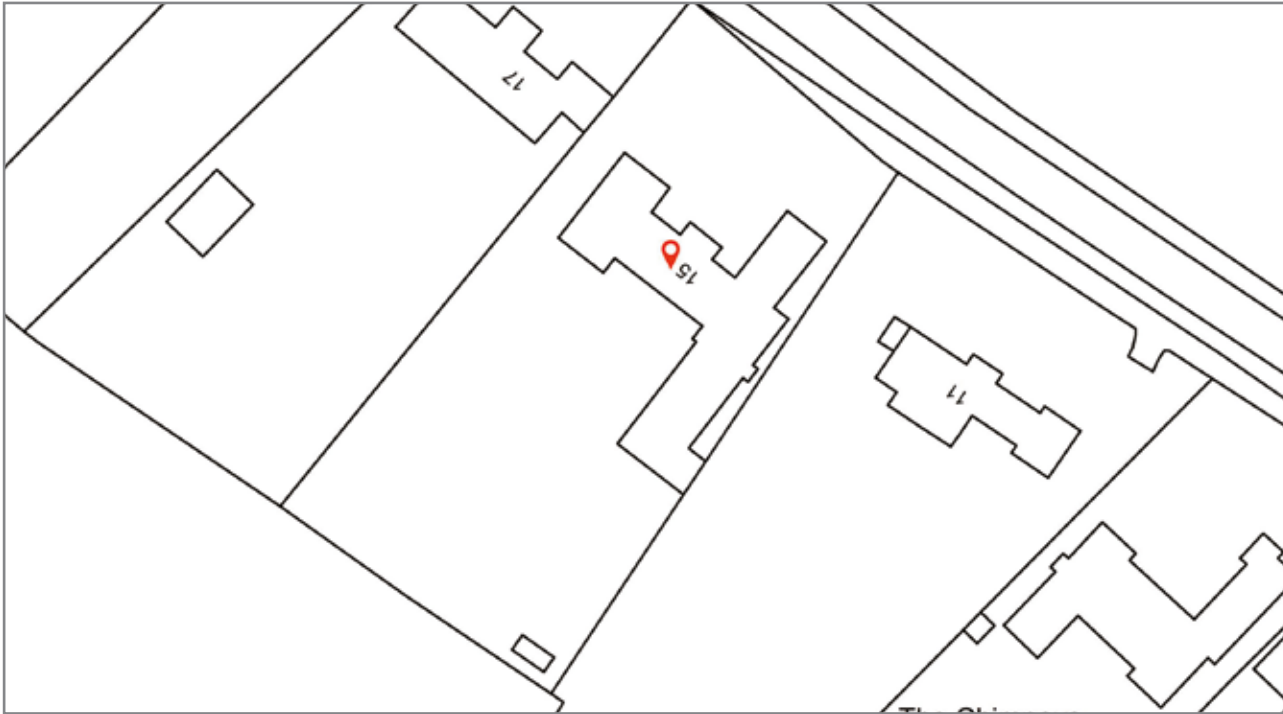
Earls Barton is a thriving village that provides a good range of local shops and amenities such as newsagents, a pharmacy, a doctors surgery and a medical centre, a Co-op, a farm shop as well as multiple pubs and restaurants. The village also boasts a nursery and a primary school. Earls Barton has easy access to a more comprehensive range of shops, schools and leisure facilities found in Northampton, Weston Favell, Rushden Lakes and Wellingborough. The village is also well located for commuters with good access onto the A45 and excellent train services, direct under an hour, into London Euston and St. Pancras International from Northampton and Wellingborough stations.











# INFORMATION

---

## Services

Mains gas, electricity, water & drainage

## Tenure

Freehold

## Local Authority

North Northamptonshire Council

## Council Tax

G

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07393997427

## Website

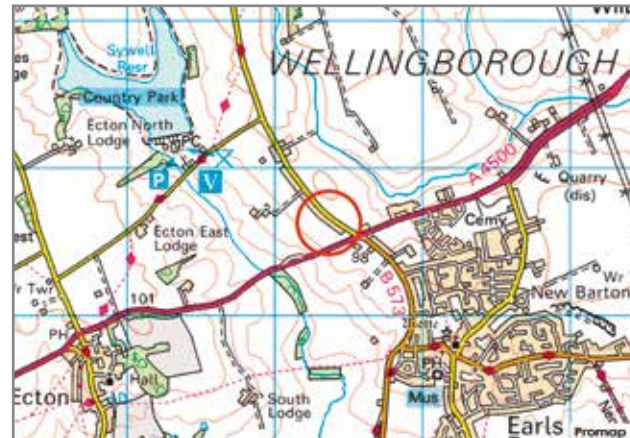
For more information visit [www.fineandcountry.com/uk/northampton](http://www.fineandcountry.com/uk/northampton)

## Opening Hours:

Monday to Friday – 9.00am - 5.30pm

Saturday - 9.00am - 4.30pm

Sunday - By appointment only



Registered in England and Wales. Company Reg No 04018410. VAT Reg No: 754062833.

Head Office Address: 1 Regent Street Rugby CV21 2PE

copyright © 2022 Fine & Country Ltd.



Mears Ashby Road, Earls Barton, Northampton

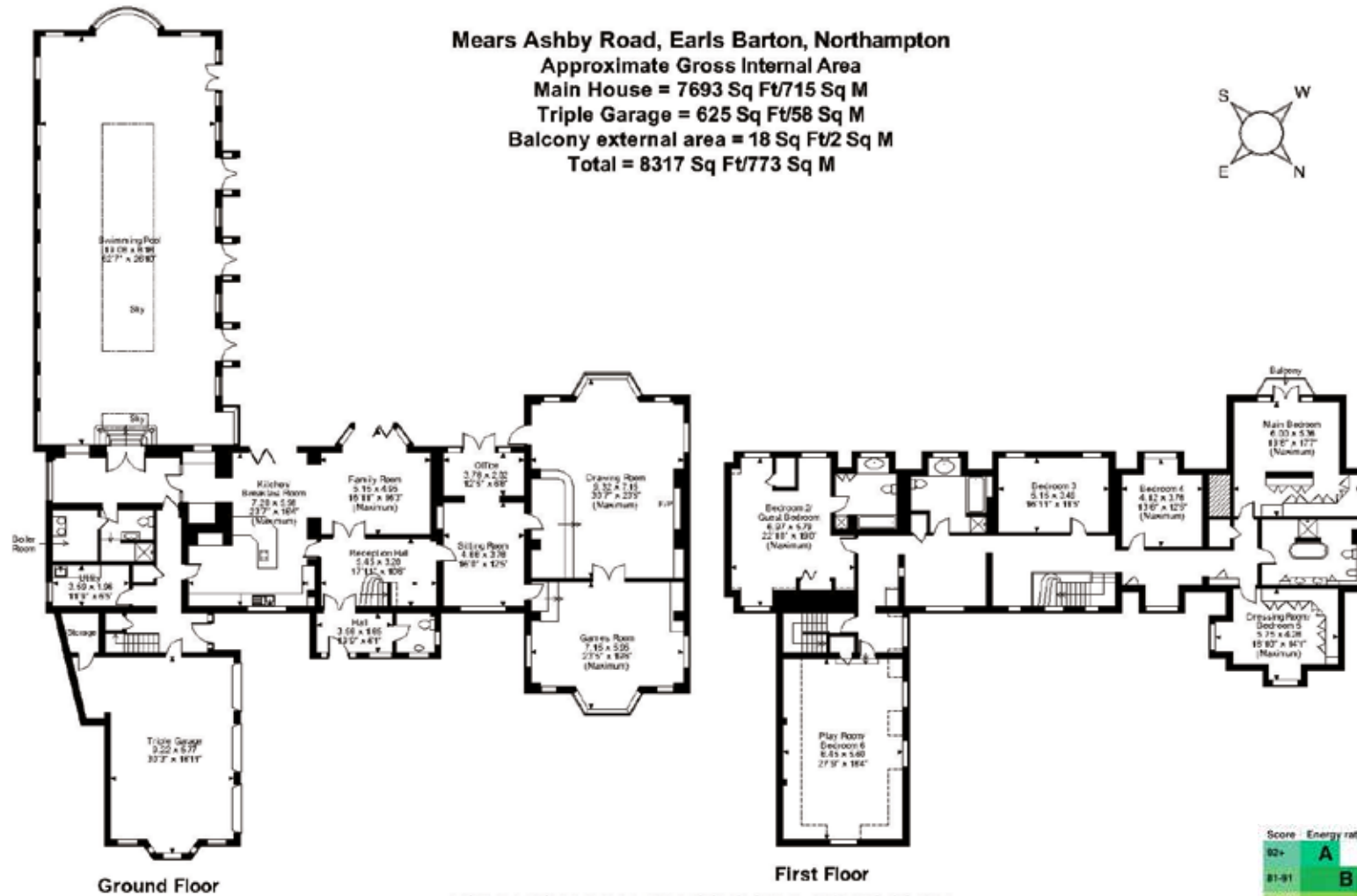
Approximate Gross Internal Area

Main House = 7693 Sq Ft/715 Sq M

Triple Garage = 625 Sq Ft/58 Sq M

Balcony external area = 18 Sq Ft/2 Sq M

Total = 8317 Sq Ft/773 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8502612/LPV











MARIE FRITZ  
ASSOCIATE AGENT

Fine & Country Northampton  
07393997427  
[Marie.fritz@fineandcountry.com](mailto:Marie.fritz@fineandcountry.com)

Marie has been in the real estate industry for many years and brings a bespoke and tailored marketing strategy for each of her clients, understanding that each property has its own story. Marie believes maximising the value of the clients property is important but that the high level of customer service offered throughout the journey is as important.

YOU CAN FOLLOW MARIE ON



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



Fine & Country Northampton  
Tel: +44 (0) 1604 309030  
[northampton@fineandcountry.com](mailto:northampton@fineandcountry.com)  
9 George Row, Northampton, NN1 1DF

