

Chapel Street, Kilsby, CV23 8XE



GUILD HOUSE
Estate Agents





Boasting around 2600 square feet of beautifully maintained accommodation, this impressive detached period property in Kilsby dates back as far as 1860 and retains a wealth of original features throughout. This stunning village home currently provides spacious and versatile accommodation including a charming stone and brick annexe, having been tastefully updated and improved it offers the best of modern family living whilst retaining all of its historic integrity.

In brief the accommodation comprises: entrance hallway with panelled walls, oak staircase and original servants' bells. Four generously proportioned reception rooms occupy the ground floor, one currently used as a study and one of which is currently used as a cinema room, boasting doors onto the garden and a beautiful Northamptonshire stone wall. A large breakfast kitchen is the heart of this home with views over the rear garden and, completing the ground floor is a handy utility room with W.C.

To the first floor the large landing leads off to five generous double bedrooms, one with en suite shower room, all benefiting from gorgeous double glazed sash windows and original features. Continuing along the landing there is a separate W.C. with wash hand basin and adjacent is a spacious family bathroom with traditional style suite and separate shower enclosure. Internally the property further benefits from oil fired central throughout.

Externally the property doesn't disappoint either with a south facing rear garden which offers a huge degree of privacy, Steps up to a well maintained lawn, fully stocked flowerbeds, mature shrubs, planted borders and pagoda. From the garden you can access the annexe, a great space for independent family members or additional home working space. Secure gated access leads out to the drive where there is secure parking for two vehicles. To the front of the property there is a further private garden. Fully enclosed by a mature laurel hedge, well tended lawn and timber storage shed.

This gorgeous period property must be viewed to fully appreciate the space and versatility it has to offer.



- VICTORIAN DETACHED PERIOD PROPERTY
- KILSBY VILLAGE
- DOUBLE GLAZED SASH WINDOWS
- EXCELLENT VILLAGE AMENITIES AND PRIMARY SCHOOL
- FOUR GENEROUS RECEPTION ROOMS
- ORIGINAL FEATURES THROUGHOUT
- FIVE DOUBLE BEDROOMS
- ATTACHED VERSATILE ANNEXE
- FAMILY BATHROOM AND EN SUITE
- LARGE BREAKFAST KITCHEN
- UTILITY AND GROUND FLOOR W.C
- ENCLOSED SOUTH FACING REAR GARDEN
- OIL FIRED CENTRAL HEATING





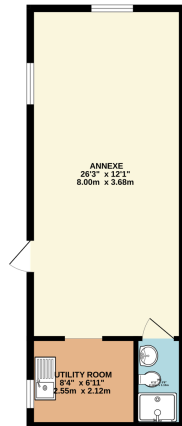


The village of Kilsby is perfectly positioned and offers the best of village living. You are just a short drive away from Rugby, Northampton and Daventry town centres but idyllic village life is right outside on your doorstep with beautiful countryside walks at every turn as well having a choice of other pretty Warwickshire and Northamptonshire villages close by to explore. Kilsby itself boasts some great facilities, for those working from home there is super high speed broadband, and amenities including the Red Lion public house, The George public house, well stocked community shop, play area and a highly regarded primary school. For commuters there's easy access to M1/M6/A5 and Rugby train station is only a fifteen minute drive offering a regular 50 minute service into London Euston.

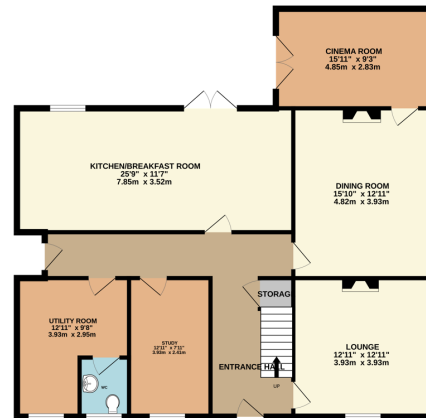




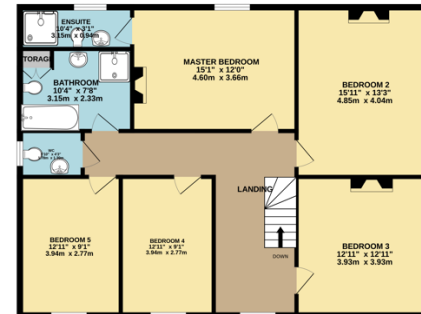
ANNEXE
317 sq.ft. (29.3 sq.m.) approx.



GROUND FLOOR
1226 sq.ft. (113.9 sq.m.) approx.



1ST FLOOR
1097 sq.ft. (101.9 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given 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.