

HENDERSON CONNELLAN

ESTATE AGENTS



“The Old School House”



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Nestled in the heart of the popular village of Kislingbury, The Old School House exudes character and charm whilst offering beautifully presented accommodation, generous proportions, and sense of quality throughout.



High Street,
Kislingbury,
NN7 4AQ



Property Highlights

- Beautifully presented stone built period property constructed with a local Northamptonshire ironstone facade offering a great degree of curb appeal. The property has been renovated and finished to a high standard whilst maintaining a character feel with timber brace and latch doors, exposed beams, thick stone walls and stunning decor.
- Located in the desirable village of Kislingbury, with the village amenities within walking distance to include Kislingbury Primary School, the local convenience store, Church, Village Hall and two well-renowned pubs. In addition to this, Northampton is a short drive away with the Sixfields Shopping Complex accessible in under 5 minutes with a host of shops, eateries and the Sixfields Stadium.
- Entrance through the timber and glass panelled front door leads into the inviting Entrance Hall with a gorgeous unfilled travertine tiled floor, recessed downlights in the ceiling, a traditional style column radiator and brace and latch doors to the principal accommodation.
- Generously sized Living Room with natural light flowing in from the window to the front elevation and French doors to the rear providing access to the garden. There is a painted ceiling beam, an exquisite sawn finished oak floor and a natural limestone fireplace, hearth and mantel piece housing the cast iron multi-fuel burner.
- Truly impressive Kitchen/Dining Room featuring a continuation of the natural unfilled travertine tiled floor, recessed LED downlights in the ceiling, a modern column style radiator, dual aspect windows, a timber and glass panelled door to the garden and ample space to dine and entertain.
- The gorgeous, fitted kitchen includes shaker style units topped with a Silestone 'Lagoon' worksurface with a suede finish and upstand. There are attractive dark green glazed porcelain tiled splash backs, an inset Belfast sink with a matt black monobloc tap, and appliances to include an integrated freezer, dishwasher and washer/dryer, and a freestanding 'SMEG' range cooker.



Property Highlights

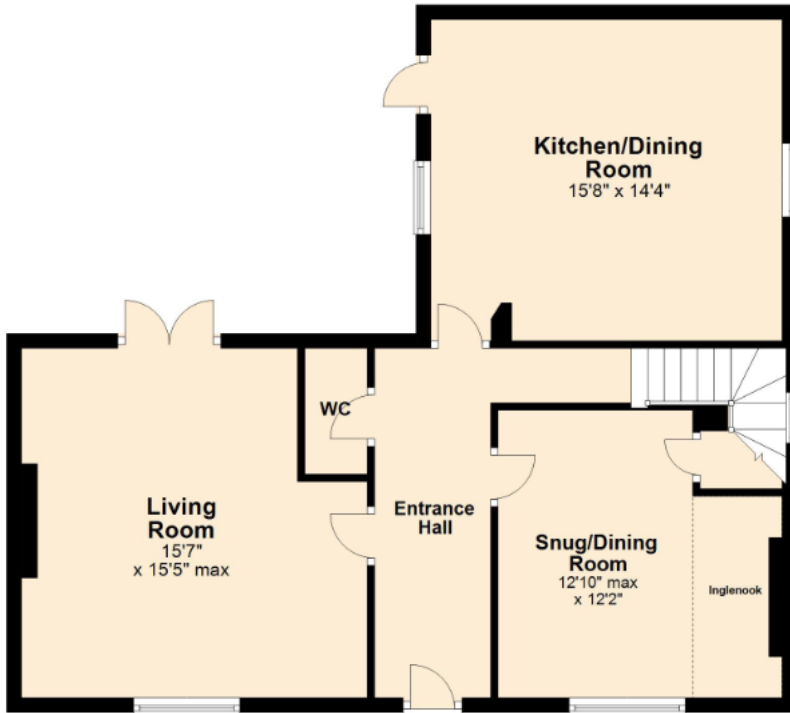
- Separate formal Dining Room with a window seat by the generous window to the front elevation, a useful understairs storage cupboard and an original inglenook fireplace with a modern recessed multi-fuel burner. Although an ideal dining room, there is the flexibility for other uses such as an additional reception room, work from home space, playroom and much more.
- Ground floor WC, with natural travertine tiled flooring, a period style column radiator, a low-level WC and a compact corner wall-mounted wash hand basin.
- The painted timber stairs flow up to the first floor with a window to the side providing natural light. On the Landing there is a column style radiator and timber brace and latch doors to the first floor rooms.
- Generously sized Bathroom with natural unfilled travertine tiled flooring, LED downlights, a chrome heated towel rail, metro tiled splash backs and a four piece suite to include a low-level WC, a pedestal wash hand basin, a 'Roca' enamel bath and an oversized shower enclosure with a rainwater style shower head and handheld attachment.
- Four excellent sized bedrooms, all beautifully decorated rooms with a high-quality finish. The Principal Bedroom includes an attractive limed oak floor, a column style radiator and an en suite shower room with travertine tiled flooring, a chrome heated towel rail and three piece suite to include a low-level WC, a compact wall mounted wash hand basin and a corner shower enclosure with an electric shower. Bedroom Two is a generous bedroom with attractive industrial style wall lights and a bespoke hand-built wardrobe painted in Farrow & Ball 'Downpipe'.
- Solid hardwood double glazed windows and doors and gas fired central heating with a modern 'Ideal' combination boiler.



Outside

The landscaped rear garden has been finished with the same love and care as the inside of this fantastic property. There is a contemporary high-level fence enclosing the garden, a paved patio ideal for entertaining, well stocked raised planted beds with period railway sleepers, an area of lawn and a further brick paved and gravelled area with bi-folding gates to School Lane providing off road parking for one vehicle, or additional entertaining space. In addition to this there is external lighting, power sockets, and an outside tap.

Ground Floor



First Floor



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