



 01788 220162  
 [www.campbell-online.co.uk](http://www.campbell-online.co.uk)  
 2 James Watt Close, Daventry NN11 8RJ

# campbells



4 Bedrooms | 2 Bathrooms | 3 Reception Rooms | Single Garage



## LOCAL PROPERTY EXPERT CLARE BONWICK



 01788 220162

 07799 072756

 [clare@campbell-online.co.uk](mailto:clare@campbell-online.co.uk)

"Before going to Campbells I was with another estate agent for 7 months – I got a few viewings but no offers. I had heard about Campbells and in particular Clare, as she also lives in Clifton as do I. I thought I would give Clare a shot and see what she could do. Clare had a look around my house and advised me to make a few changes, only very slight ones, ones that I certainly wouldn't of thought of and the previous estate agent didn't suggest ...10 days later, about 12 viewings and she found me a buyer, I couldn't believe it!! And it was over the asking price!!"

**Hollie about Clare and our Rugby team.**

# STONELEIGH

1 MIDDLE STREET, KILSBY, CV23 8XT

-  Extended Detached Home
-  Four Double Bedrooms
-  26' Sitting/Dining Room
-  Main Bedroom with En-suite Bathroom
-  Extended Breakfast kitchen
-  Air Heat Source Central Heating
-  Generous Lounge
-  Playroom/Study
-  Garage and A Bit Extra!

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee – all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



**Positioned in the centre of the village, 'Stoneleigh' proudly occupies a corner position with a glorious, well established walled garden to complement it.**

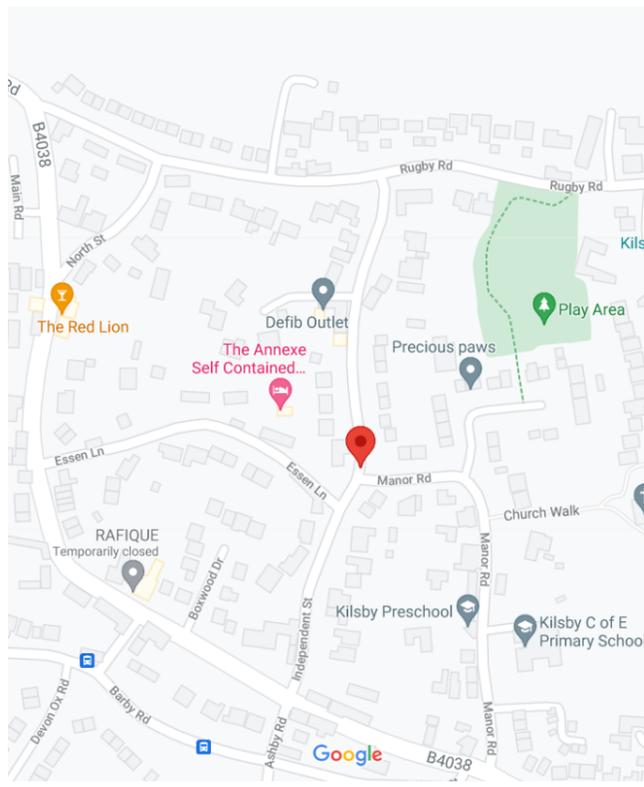
The current owners bought the property over 40 years ago having been drawn to the village itself and its lovely surroundings. "We moved to 'Stoneleigh' in 1979 and we loved that our children could walk to the village school every day. They made good friends there, many of whom are still friends today, and many of their parents are still friends of mine." There have been many alterations made to the property over the years. The sitting room/dining room for instance with its open fire, would have originally been two separate rooms with the entrance hall and front door leading in between them. It's now a super sized room that can have many purposes to suit your families needs. The lounge, again a great size, has a fireplace and patio doors that overlook the garden. In turn it leads to an office space which I think would also make a great playroom. The breakfast kitchen has also been extended so offers plenty of space to enjoy family time around the table as well as having a bright preparation area.

With four generous double bedrooms, there will be no falling out between the children over who has the smallest room! The impressive main bedroom has French doors, built in wardrobes and an en-suite bathroom. Despite having been extended quite substantially over the years, there is still an opportunity for further potential here. There are areas of the house that I'm sure you will probably want to update now, but it has, what I refer to as having 'good bones'. There is plenty of space, both inside and out, to adapt this home to your family's needs without compromising the beautiful garden space. "As a family we have built a lot of memories here, but this house is really a family house and needs a family to bring out the best of its space and of course, its garden." There are some useful outbuildings here too. A workshop and a greenhouse to the rear garden, as well as a garage and further storage room to the front, with a driveway that offers plenty of space to park.



## LOCATION

Kilsby is a thriving and attractive village, with a strong sense of community, situated on the Warwickshire & Northamptonshire borders surrounded by some lovely countryside. It is approximately five miles from both Rugby and Daventry and has easy access to the nearby A361, A5, M1 and M6 for the commuter. The village is well-served by the 'The Red Lion' public house which has a community ran village shop sited on the carpark. The village also enjoys the benefits of Kilsby C of E Primary School.



Council Tax: Band F    EPC: Rating F

**"As a family we have built a lot of memories here, but this house is really a family house and needs a family to bring out the best of its space and of course, its garden."**

