

Property Details

Field House, Watford Court, Kilsby Road,
Watford, Northamptonshire, NN6 7UT

Guide Price **£645,000**



Property Photos

Field House, Watford Court, Kilsby Road, Watford, Northamptonshire, NN6 7UT

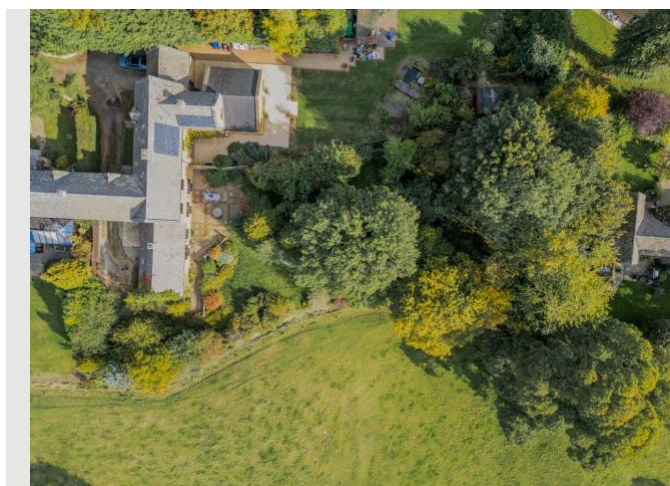


Creation Date

06/10/2025

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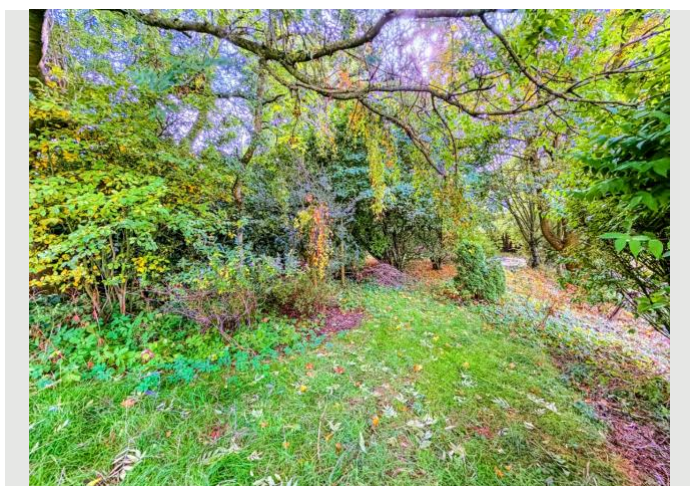
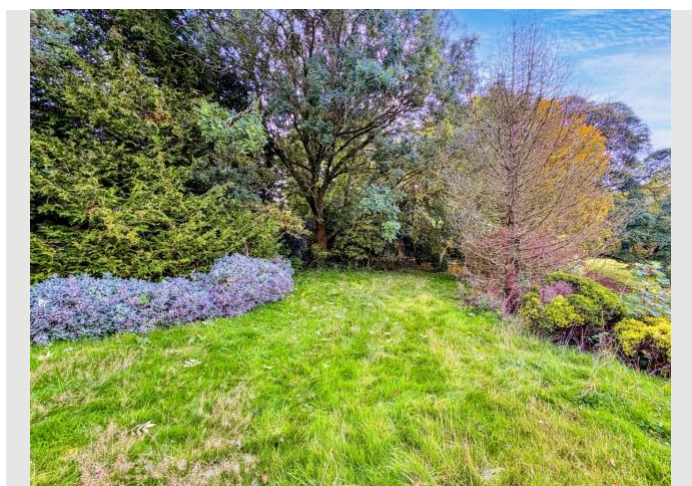
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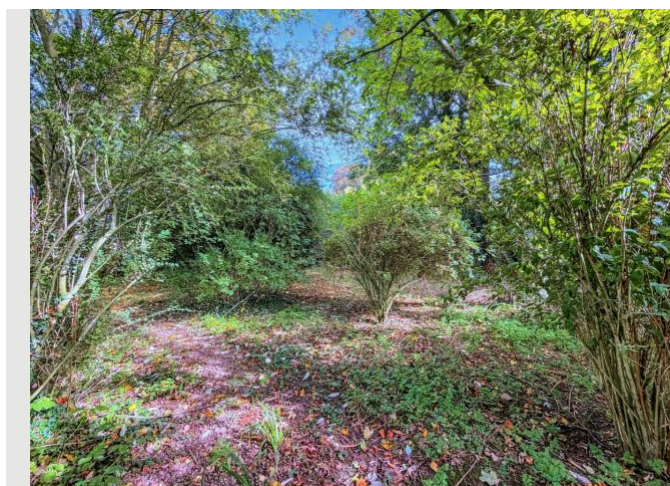
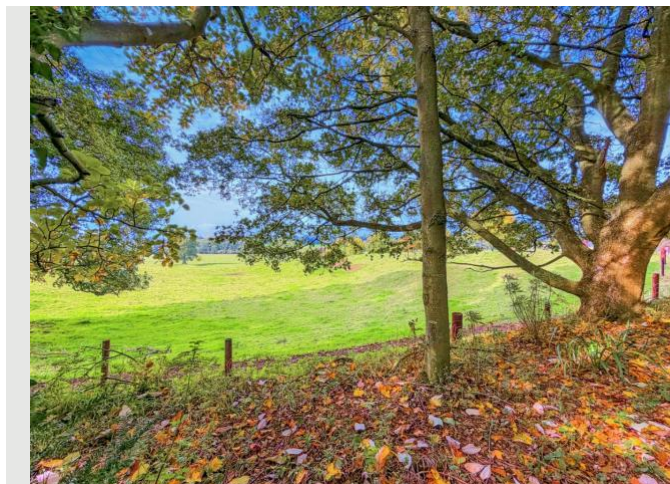


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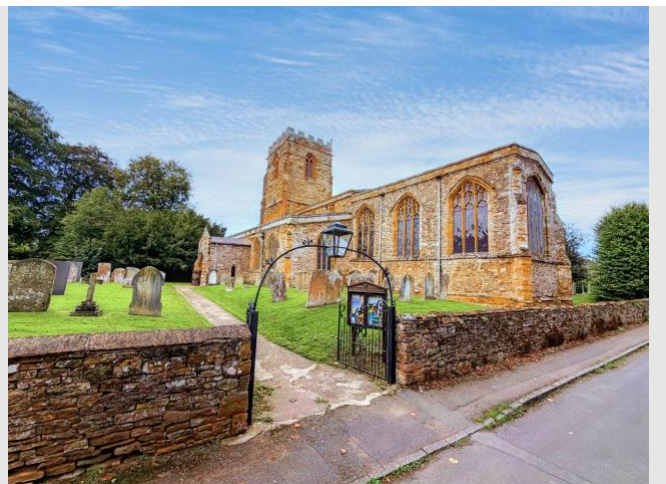


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Property Floor Plans

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Property Info

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Property Type
House
Property Style
Semi-Detached
Bedrooms
4
Bathroom
2
Receptions
3
Tenure Type
Freehold
Floor Area
-
Agency Type
Sole
Parking
Double Garage
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Oil
Broadband
-
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Guide Price

Price

£645,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Property Features

Field House, Watford Court, Kilsby Road, Watford, Northamptonshire, NN6 7UT

Feature 1

Individually Built Four Bedroom Stone Village Home

Feature 2

Generous South Facing Mature Garden With Countryside Views

Feature 3

Quiet Courtyard Location With Only Three Other Properties

Feature 4

Ample Parking And Large Garage

Feature 5

Spacious Replaced Kitchen/breakfast/family Room With Granite Worktops

Feature 6

Lounge With Stone Open Fireplace And Door To Terrace

Feature 7

Utility/boot Room And Downstairs Wc

Feature 8

Incredibly Large Landing And Entrance Hall

Feature 9

Principal Bedroom With Replaced En-suite

Feature 10

Available For Sale With No Upper Chain

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Individual Stone Village Home With Four Bedrooms For Sale in Watford Village Northamptonshire.

Individual Stone Village Property With Four Bedrooms For Sale in Watford Village Northamptonshire.

Built on the grounds of what was Watford Court House which was demolished in 1975, Field House and its two direct neighbours lie on the same footprint.

This was the condition under which the previous Lord of the Manor would allow the new houses to be built.

Field House was built in 1985, constructed of stone it is in fact attached to its neighbour one side and linked by one room the other side.

Hence ticking the footprint requirement of the previous landowner.

Only from the front is this apparent, once inside or outside in the grounds its a whole different ball game!

You'd be excused for thinking it looks small from the outside but "don't judge a book by its cover."

The imposing entrance hall sets the ambience for the rest of the house. Imagine your 20ft Christmas tree greeting your guests

All downstairs accommodation leads off the central entrance hall.

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"You'll always find me in the kitchen at parties," and this house is no exception! The kitchen has been replaced since the house was built and is very high end the Miele appliances and granite worktops. Don't get me wrong the house needs some updating (mainly decor) but the kitchen and bathrooms have already been done!

There's a very handy utility off the kitchen with back door access to the garden and personal access to the garage.

A beautiful lounge with its stone working fireplace adds elegance and grandeur, and this room has direct access to the terrace as does the separate dining room.

You'll also find a large study fully fitted out ready for you to start work.

Upstairs the landing replicates the entrance hall what a space.

There are four generous bedrooms and a family bathroom.

The principal bedroom is like a hotel suite. The en-suite has been replaced and there's a fabulous dressing room which leads through to the dual aspect bedroom.

Bedroom two has fitted-wardrobes the same as the principal, bedroom three is a great double with views over the garden and the fourth bedroom is a very generous single.

Outside, the south-facing grounds were once beautifully landscaped, and the original design drawings are still kept in the study for inspiration. You'll even find a Quince tree hidden among the planting. A traditional ha-ha protects the garden and blends it seamlessly into the surrounding parkland the views are truly stunning.

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The terrace, with its stone wall, has an unmistakable Bridgerton-esque charm, offering the perfect spot to dine al fresco or unwind with a glass of wine.

This is a home that needs to be experienced in person to fully appreciate the lifestyle it offers.

Watford itself is a delightful Northamptonshire village with roots stretching back to Roman times. Today its a friendly and characterful community with regular village events centred around the church of St Peter and St Paul. Theres even a pop-up pub, The Wheelwright Arms, which is known locally for its excellent Thai food.

For commuters, the location couldnt be better just half a mile from the A5, a few minutes from the M1, and only five minutes from Long Buckby train station with direct routes to London and Birmingham.

The village also falls into the catchment for the sought-after Guilsborough Secondary School.

Tenure: Freehold

EPC - D

Council Tax Band - G

The approximate measurements for the property are as follows:

LOUNGE

5.75m x 4.98m (18' 10" x 16' 4")

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DINING ROOM

4.44m x 3.43m (14' 7" x 11' 3")

KITCHEN / BREAKFAST ROOM

5.76m x 5.35m (18'11" x 17'7")

UTILITY ROOM

3.12m x 2.23m (10' 3" x 7' 4")

STUDY

3.45m x 2.36m (11' 4" x 7' 9")

DOUBLE GARAGE

5.85m x 4.91m (19' 2" x 16' 1")

BEDROOM ONE

5.78m x 3.30m (19' 0" x 10'10")

DRESSING ROOM

3.65m x 2.45m (12' 0" x 8' 0")

EN-SUITE

2.45m x 1.98m (8' 0" x 6' 6")

BEDROOM TWO

4.95m x 3.47m (16' 3" x 11' 5")

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BEDROOM THREE

4.44m x 3.43m (14' 7" x 11' 3")

BEDROOM FOUR

2.91m x 2.78m (9' 7" x 9' 2")

SHOWER ROOM

2.09m x 1.94m (6' 10" x 6' 4")

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