



**Knights Hill, Naseby, NN6 6AH**



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

Knights Hill is situated in a perfect 'edge of village' position and is set behind electric security gates overlooking paddocks. The overriding impression walking through the house is one of quality. There is underfloor heating throughout, ceramic tiled floors downstairs and an integrated sound system with internet hardwired to all rooms.

Oak front door, with a glazed arch surround and side panels, leads through to an impressive entrance hall, with a stunning central staircase with a suspended walkway above. To the left is a sitting room with a gas fire and there is a cloakroom to the opposite side of the hall. Ahead is the kitchen which has glass sliding doors opening onto the rear garden beyond. The kitchen is dominated by a large central island with a double sink and a breakfast bar, Fisher & Paykel Dish Drawer dishwasher and substantial range of storage space including drawer refrigeration. There are a range of floor and wall units with Corian work surfaces as well as two eye-level Neff ovens, a warming drawer, microwave. Adjacent to the kitchen is a breakfast area and beyond this, a utility room with matching units. Inner lobby with rear door leading to the garden, another to the garage and also access to the boiler room. Open plan dining room, accessed from the hall, leading around to a well-equipped study, with a built-in desk and storage units, and then on to a well-proportioned drawing room with an attractive limestone fireplace.

Upstairs, the principal bedroom incorporates both a dressing room and an en ensuite bathroom and has doors opening onto a balcony. There are five further bedrooms, two of which enjoy en suite facilities, and well appointed family bathroom.

Approached via a shared drive, double wrought iron gates is the driveway with access to quadruple garage. The rear garden is well established with well stocked borders, patio area, all of which offers a high degree of privacy (NOTE STOCK PHOTOS USED)







## Key Features

- Contemporary six bedroom detached property in the sought after village of Naseby
- Stunning Countryside views
- Reception hall, living room, study, sitting room, dining room
- Breakfast kitchen with built in appliances
- Utility room and cloakroom/WC
- Galleried landing
- Principal bedroom with dressing, en suite and a balcony
- Five further bedrooms, two with en suites
- Gated entrance leads to garaging, car standing and gardens
- No upward chain

**Price Guide**  
**£1,200,000**







**Knights Hill, Naseby**  
**Main House internal area 5,033 sq ft (468 sq m)**  
**Garage internal area 638 sq ft (59 sq m)**  
**Balcony external area = 235 sq ft (22 sq m)**  
**Total internal area 5,671 sq ft (527 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  
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EPC Rating - E

Tenure - Freehold

Council Tax Band - H

Local Authority  
 Daventry



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