



6 Knights Hill, Naseby, Northamptonshire, NN6 6AH

HOWKINS &
HARRISON

6 Knights Hill, Naseby,
Northamptonshire, NN6 6AH

Guide Price: £795,000

An impressive and individually designed detached family home of 3700 sq ft built to high specification in 2001 by Parker Lake Homes, now offered for sale with no upward chain in the sought after village of Naseby.

Features

- Substantial detached home
- Sitting room & family room
- Kitchen/breakfast room & dining room
- Study & utility room
- Five bedrooms
- Two en-suites
- Family bathroom with sauna
- Double garage
- 3700 sq. ft



Location

Naseby is a picturesque village set in attractive undulating north Northamptonshire countryside. Rich in history, the village is located at the historic battle sites of the 1645 Civil War which saw Cromwell's ultimate defeat of King Charles I. The A14 link road is under three miles distant, offering good motorway connections to the M1 and M6 to the west and the A1 to the east. Air travel is available at East Midlands Airport, Birmingham, Stanstead and Luton, all of which are easily accessible via the excellent motorway connections available locally.

Schooling in the area is excellent, with many preparatory schools including Maidwell Hall, Spratton Hall, Bilton Grange and Pitsford nearby. Naseby Primary School is within walking distance. The well-known public schools of Rugby, Uppingham, Oakham and Oundle are within a reasonable drive, with senior schooling also available in Leicester, Northampton and Wellingborough, all of which are a short distance away.



Ground Floor

The reception hall has stairs that rise to the first floor accommodation, understairs cupboard, doors off to principal rooms and cloakroom. The kitchen/breakfast room is well equipped with a range of contrasting modern cabinets and granite working surfaces incorporating a sink unit with appliances to include a Siemens hob, extractor hood, oven, microwave, fridge, freezer and dishwasher. The utility room has fitted cabinets, working surfaces incorporating a sink unit, plumbing for washing machine, UPVC door to outside and a courtesy door to the garage. Just off the kitchen is a dining room with UPVC French doors to the rear garden. The family room has a feature fireplace with a carved stone mantle surround and coal effect gas fire and overlooks the front of the property. The sitting room also has a feature period style cast iron fireplace with a polished marble mantle surround with a coal effect gas fire with UPVC French doors onto the rear garden as well as a study.

First Floor

A galleried landing serves the five bedrooms and has an airing cupboard with hot water cylinder. The master bedroom has a range of fitted wardrobes, and an air condition unit, en suite bathroom which consists of a bath, shower cubicle, WC, bidet and twin sinks set in a vanity unit. The guest bedroom has an air condition unit, fitted wardrobes and UPVC French doors with Juliette balcony overlooking fields that are to the front of the property. There are three further bedrooms, all with fitted/built in wardrobes and a family bathroom that comes with a corner bath, WC, bidet, wash basin, sauna and adjoining shower cubicle.





Outside

The front of the property has a block paved driveway providing off road parking and well stocked and mature planting, the double garage has two electric up and over doors, two boilers supplying the heating and hot water and an internal vacuum system. The rear garden enjoys a southerly aspect with a large timber decked seating area, slate chippings and an abundance of mature evergreen planting, pedestrian side access and solar panels.





Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison. Tel: 01604-823456

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

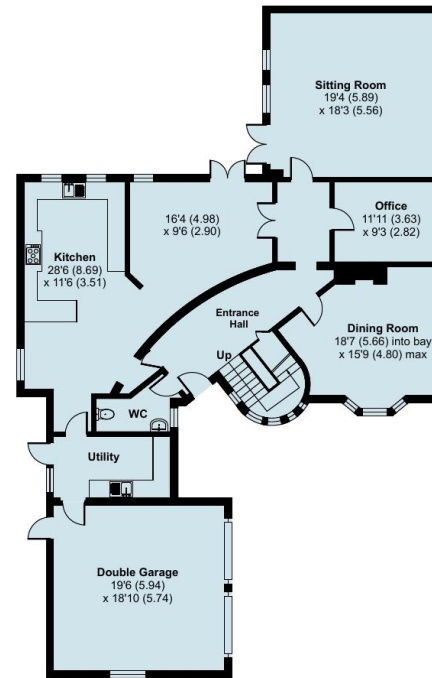
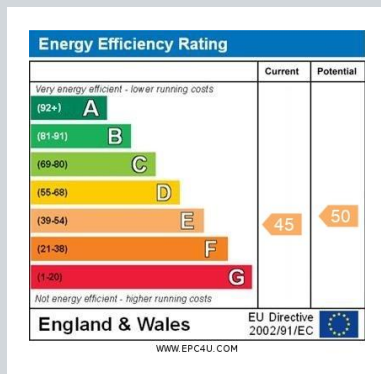
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

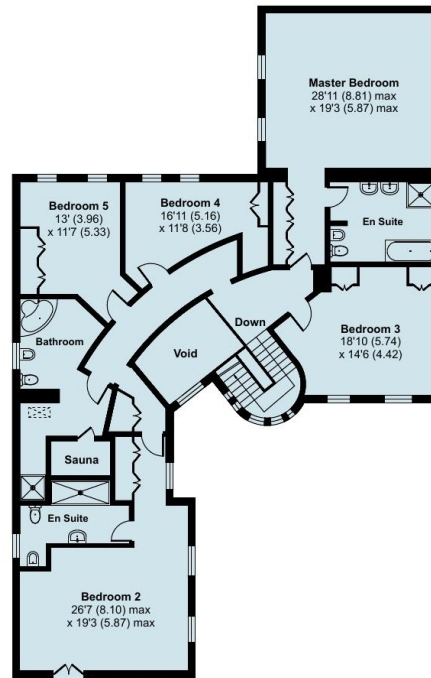
Local Authority

West Northamptonshire Council. Daventry Area
Tel: 0300-126700

Council Tax Band- H



GROUND FLOOR



FIRST FLOOR

Knights Hill, Naseby, Northampton, NN6

Approximate Area = 3700 sq ft / 343.7 sq m (excludes void)

Garage = 367 sq ft / 34 sq m

Total = 4067 sq ft / 377.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Howkins & Harrison. REF: 1095545

Howkins & Harrison

14 Bridge Street, Northampton NN1 1 NW

Telephone 01604 823456
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.