



The Forge, High Street, Guilsborough, Northamptonshire, NN6 8PU

HOWKINS &
HARRISON

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Guide Price £635,000

A charming double fronted detached stone built cottage in the heart of this sought after village. An impressive 33ft kitchen/dining room, both reception rooms with fireplace and four double bedrooms, The Forge offers character and charm in the exceptional village of Guilsborough.

Features

- Stone built detached cottage
- Reception rooms both with fireplaces
- 33ft kitchen/dining room
- Garden room
- Utility & cloakroom
- Four double bedrooms
- Shower room
- Driveway & garage
- Modern landscaped gardens



Location

Guiltsborough has a pre-school, primary school and an Academy status secondary school. There is a village shop, post office, doctor's surgery and a public house. Northampton is within 10 miles with amenities including trains to London Euston taking 59 minutes, as well as Market Harborough and Kettering station which has trains to London St. Pancras taking 55 minutes. There are further state and public schools including Spratton Hall, Maidwell Hall, Pitsford, Northampton, Rugby and Bilton Grange.



Outside

A block paved driveway to the side of the property offers off road parking that leads to a single garage, gated pedestrian side access leads to a modern landscaped rear garden enjoying a southerly aspect and features an artificial grassed area, raised seating area enclosed by modern white rendered low walls and stocked flower/shrub beds. There is also a useful brick built room which is currently utilised as a home office.



Ground Floor

Accommodation to The Forge is through a half hardwood glazed front door into one of the reception rooms which features a fireplace with burner, shelving either side and stairs that rise to the first floor accommodation. The sitting room also features a fireplace with burner and an understairs cupboard. An impressive kitchen/dining room extends the entire depth of the house with a range of modern cabinets, timber working surfaces incorporating a deep sink, dishwasher and space for range cooker, solid wooden flooring throughout and a dual aspect with windows to the front and rear. Just off the kitchen is the garden room that has a tiled floor and French doors onto the rear garden, the utility room has matching cabinets and working surfaces with plumbing and space for washing machine and dryer, there is also a cloakroom beyond.

First Floor

The first floor has four double bedrooms and a stylish shower room with walk in cubical, WC and vanity unit wash hand basin.

Viewing Arrangements

Strictly by prior appointment via the 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

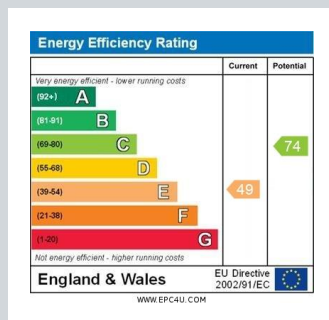
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council. Daventry Area.

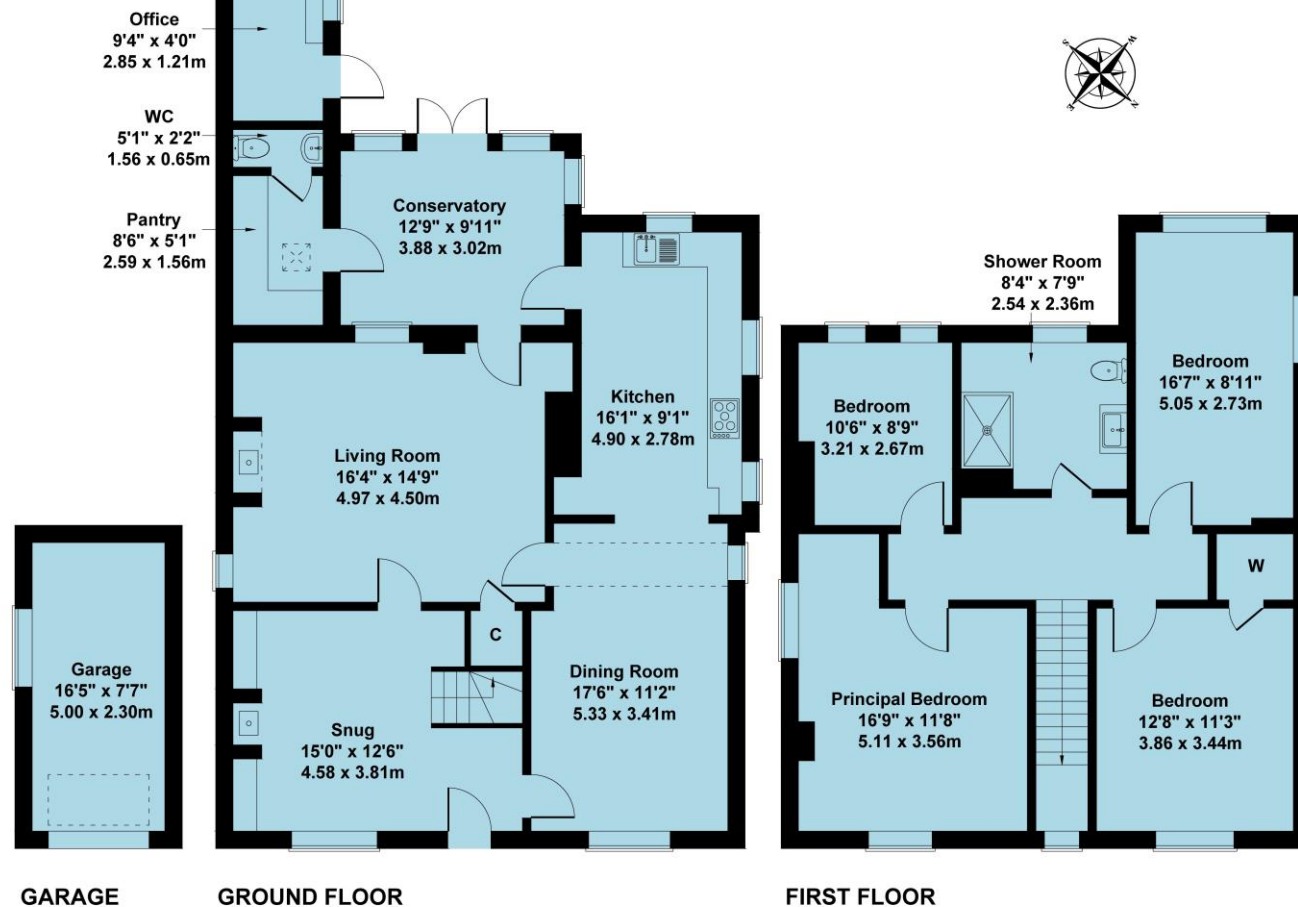
Tel:0300-1267000.

Council Tax Band- E



The Forge High Street Guilsborough NN6 8PU

Approximate Gross Internal Area
2077 sq ft - 193 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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