

Main Street, Ashby St Ledgers, Northamptonshire CV23 8UN

Offers Over £625,000



FIVE BEDROOM GRADE II LISTED PERIOD HOME
ACCOMMODATION ARRANGED OVER FOUR FLOORS PLUS CELLAR
PICTURESQUE VILLAGE SETTING WITH COUNTRYSIDE VIEWS

Approximately 2500 Sqft

An internal viewing is highly recommended to fully appreciate this beautifully presented Grade II listed period home, offering spacious and versatile accommodation arranged over four floors, together with an attached garage, useful cellar and a charming brick-built garden room.

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Rich in character and original features, this exceptional home showcases exposed beams and timbers, impressive original fireplaces, flagstone flooring and elegant sash windows, all blending seamlessly with modern family living, with lots of further potential.

Property Ref LO 0765

Key Features

- Magnificent Georgian Grade II Listed period home
- Five generous bedrooms and three bathrooms
- Wealth of original character features including exposed beams, fireplaces, and flagstone floors
- One of Northamptonshires most sought after village locations
- Gerat local Pub and restaurant
- Attached garage and versatile brick-built garden room
- Situated in the conservation area of Ashby St Ledgers
- Countryside views
- Within easy reach of both Rugby and Daventry
- Property Ref LO 0765



Total: 2137 sq. Ft, 199 m2

Basement: 0 sq. Ft, 0 M2, Ground Floor: 882 sq. Ft, 82 M2, 1st Floor: 104 sq. Ft, 10 M2, 2nd Floor: 483 sq. Ft, 45 M2, 3rd Floor: 502 sq. Ft, 47 M2, 4th Floor: 166 sq. Ft, 15 M2

Excluded Areas: Cellar: 244 sq. Ft, 23 M2, Boot Room: 45 sq. Ft, 4 M2, Garage: 190 sq. Ft, 18 M2,

Utility: 23 sq. Ft, 2 M2, Fireplace: 11 sq. Ft, 1 M2, Storage: 74 sq. Ft, 7 M2,

Undefined: 118 sq. Ft, 11 M2, Bedroom : 49 sq. Ft, 4 M2, Walls: 281 sq. Ft, 27 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed

