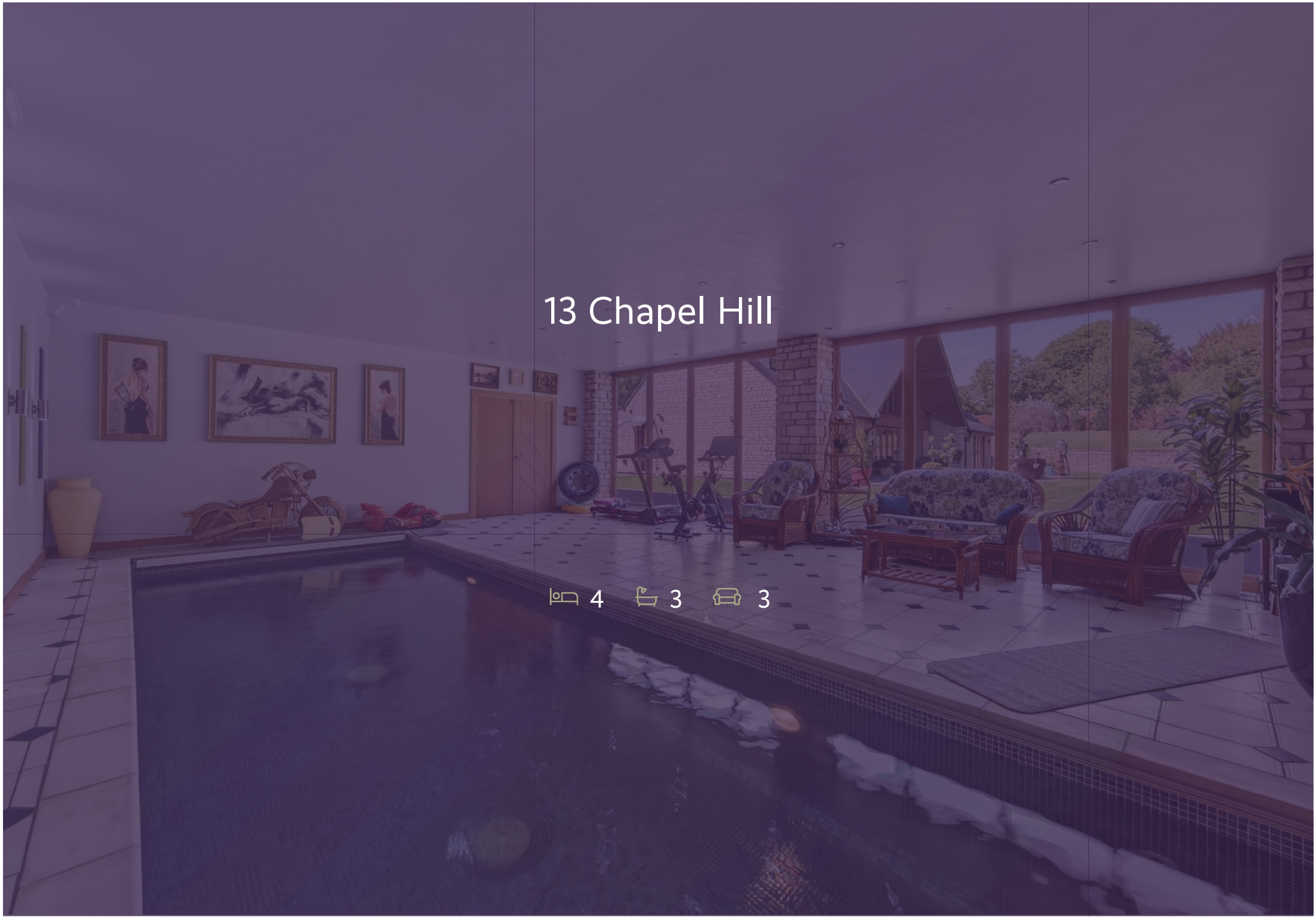


13 Chapel Hill

Islip, Northamptonshire NN14 3JP

Simpson & Partners


13 Chapel Hill
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3



About the Property

An exclusive opportunity to acquire an exceptional executive residence within almost two acres of private grounds in the sought-after village of Islip.

Welcome to Chapel Meadow — a home that delivers luxury living, outstanding entertaining space and an enviable lifestyle. Positioned moments from local amenities and beautiful riverside walks, this remarkable home combines peaceful countryside surroundings with everyday convenience.

From the moment you arrive via the impressive gated driveway, Chapel Meadow immediately commands attention.

At the heart of the home is the spectacular open-plan living, dining and family space, extending to almost 36 feet and designed for entertaining. Flooded with natural light through expansive bifold doors opening onto the gardens, this stunning room effortlessly blends indoor and outdoor living. The bespoke high-specification kitchen features integrated appliances throughout, complemented by a substantial pantry and separate utility room.

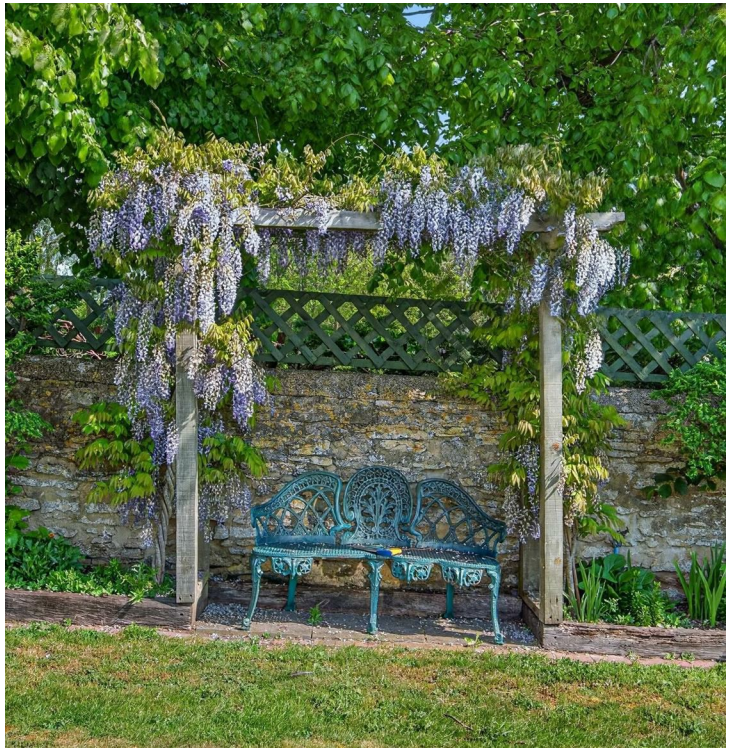
Further reception space includes an elegant dining room with folding doors and a striking feature fireplace. The luxurious principal suite enjoys direct garden access, an en-suite shower room and walk-in wardrobe.

To the first floor, a superb galleried games room/family area creates a dramatic focal point, with plumbing already in place offering potential for an additional bedroom suite if desired. Two further generous double bedrooms both benefit from en-suite shower rooms.

Externally, Chapel Meadow truly excels. The landscaped grounds feature tailored lawns, expansive entertaining terraces and exceptional privacy throughout. A stylish bar/garden room with bifold doors provides the perfect entertaining space, while the heated swimming pool with shower facilities elevates the lifestyle offering further.

£1,499,500






APEL
ADOW

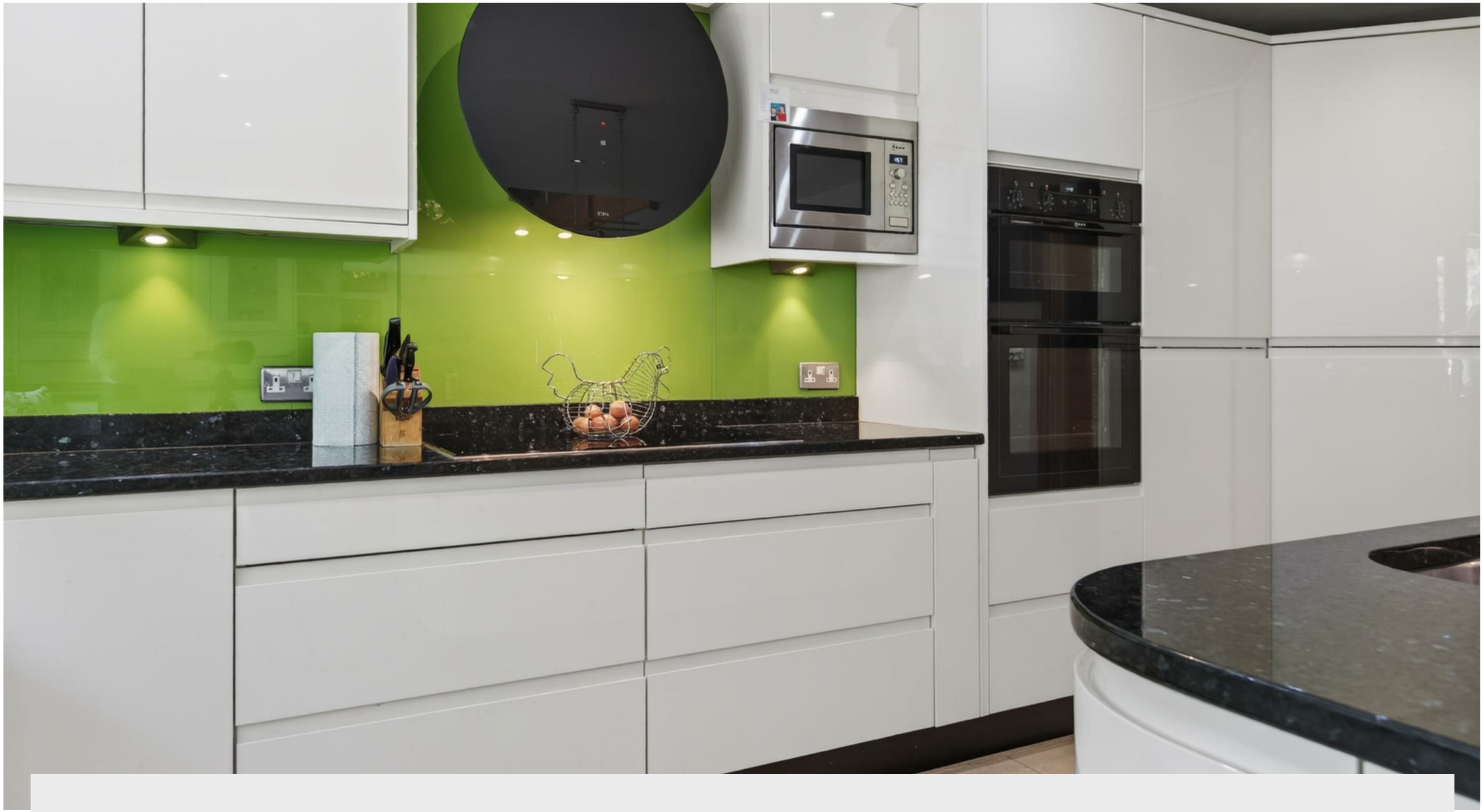












The substantial double garage incorporates an impressive workshop and versatile first-floor space ideal for business or leisure use. Extensive parking and a resurfaced courtyard complete this outstanding home.
Chapel Meadow is far more than a home — it is a lifestyle statement.



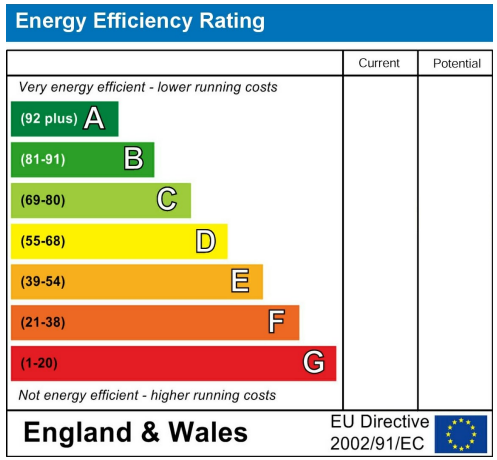




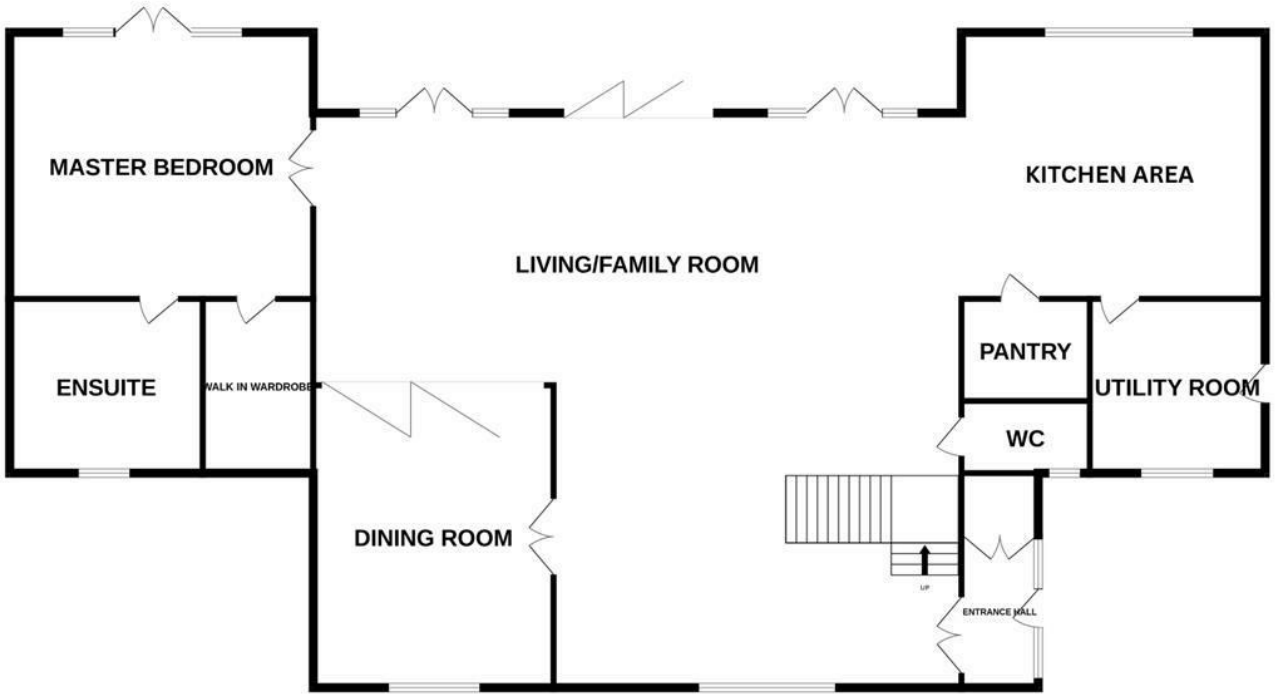







Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC

GROUND FLOOR

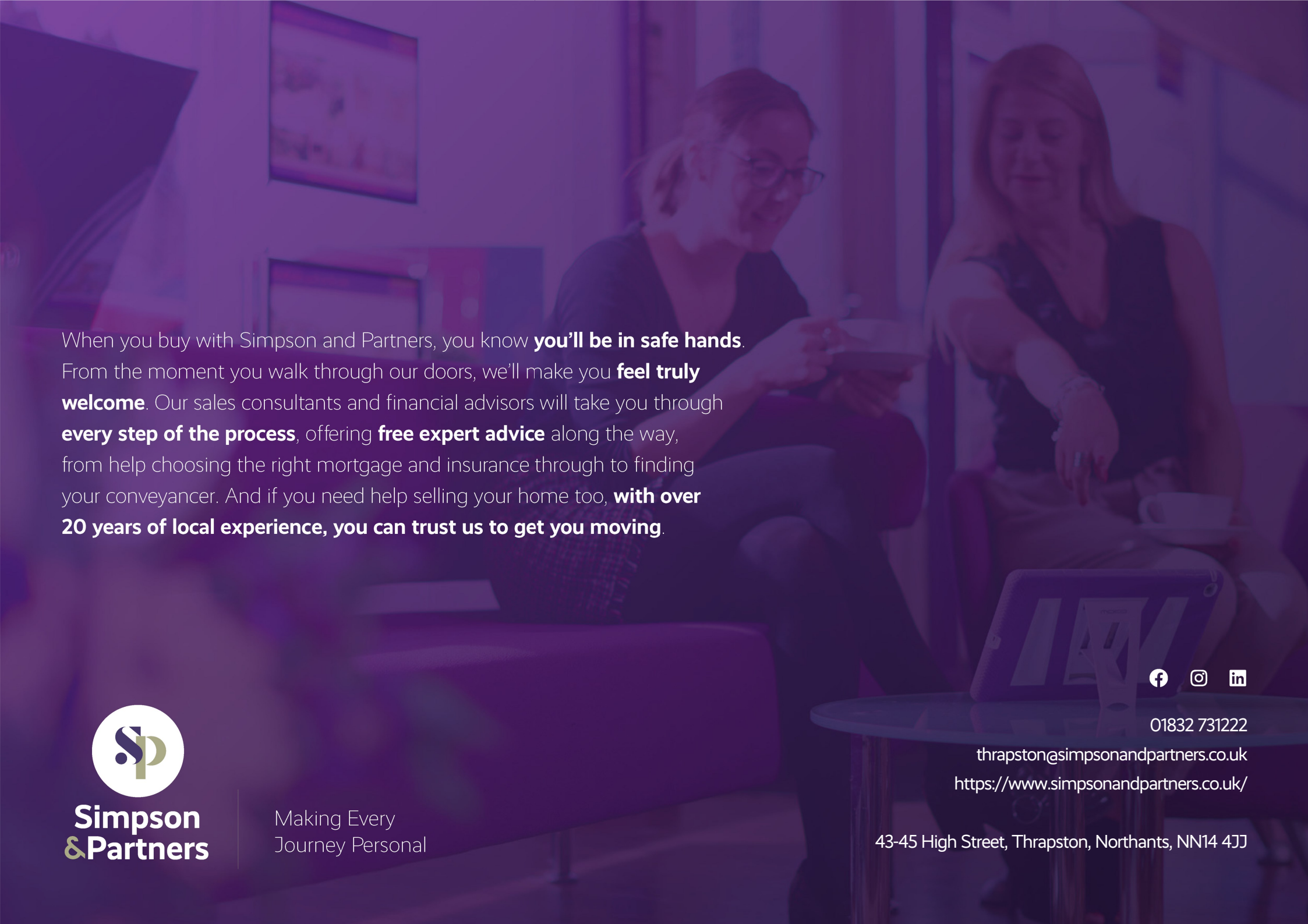


DIMENSIONS

LIVING/FAMILY ROOM - 35'9" MAX 19'3" MIN
X 34'7" MAX 14'6" MIN
KITCHEN AREA - 17'4" X 16'3"
DINING ROOM - 15'9" X 18'5"

MASTER BEDROOM - 16'3" X 15'9"
ENSUITE - 8'10" X 9'0"
UTILITY ROOM - 8'2" X 8'10"

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