

HANNAH CARR

POWERED BY
exp ^{UK}



Homefield Cottage, Tillbrook, PE28 0JP
FREEHOLD

Description

Set well back from the road and tucked away in a private, secluded position, this substantial four bedroom detached family home occupies a generous plot of approximately half an acre, offering a rare combination of space, privacy, and character in the sought-after village of Tilbrook. With solar panels and triple glazing installed, and offered chain free, this really is an incredible opportunity of a home.

Ground Floor

Approached via a sweeping driveway providing extensive off-road parking, the property opens into a welcoming entrance hall that sets the tone for the accommodation beyond. From here there is access to the kitchen/ diner a downstairs WC, an office, and two generously proportioned reception rooms. The spacious and versatile ground floor offers flexible living space for a growing family, with the principal sitting room anchored by a charming feature fireplace, creating a warm and inviting focal point ideal for cosy evenings.

The heart of the home is undoubtedly the kitchen diner, a wonderful sociable space fitted with a range of units and centred around a spacious seating area and topped off with an Aga, perfect for family cooking and entertaining alike. The kitchen/ diner flows naturally into the surrounding living spaces, and a utility, making it well suited to modern family life while retaining a timeless, homely feel.

First Floor

Upstairs, the property offers four well-proportioned bedrooms, providing ample space for a large family or those requiring an additional home office or guest accommodation. The principal and second bedrooms benefit from having generous en-suite bathrooms, with a further family bathroom serving the remaining bedrooms — three bathrooms in total ensure minimal morning queuing, even with a full house.

Outside

One of the standout features of this property is its exceptional plot. Extending to approximately half an acre, the gardens and grounds are private and mature, offering a genuine sense of seclusion. Set well back from the road, the home enjoys a peaceful, tucked-away setting, with ample space for outdoor entertaining, children to play, or simply enjoying the surrounding countryside setting.

Location

Tilbrook is a charming and picturesque village, offering a peaceful rural lifestyle while remaining well-connected to nearby towns and transport links, making it an ideal choice for families and commuters alike. Surrounded by attractive open farmland and crossed by the gentle River Til, the village has a timeless, unspoilt character, with a charming mix of individual houses and cottages, and a beautiful historic church at its heart.

Village life centres around The White Horse, a warm and welcoming country pub just a short stroll from the property, and for those who love the outdoors, Tilbrook is superbly placed for country walks. The surrounding landscape of gentle farmland, quiet lanes, and the meandering River Til makes for wonderfully peaceful walking straight from the doorstep, while the nearby countryside around Kimbolton and the neighbouring villages offers further scope for longer rambles, perfect for dog walkers and nature lovers alike.

Just a couple of miles away, the historic town of Kimbolton also provides a good range of everyday amenities, shops, and services, along with excellent schooling options. In particular, Kimbolton School at the impressive castle, which makes Tilbrook an ideal base for families and country lovers looking for a quiet, close-knit community without sacrificing convenience.

Features

- ✓ Four Double Bedrooms
- ✓ Generous Living Space
- ✓ Two Reception Rooms and Separate Office
- ✓ Offered Chain Free
- ✓ Three Bathrooms
- ✓ Featured Inglenook Fireplace in the Lounge
- ✓ Private Plot of Approx. Half an Acre
- ✓ Solar Panels and Triple Glazing

Property Composition

Property Type: Detached

Bedrooms: 4

Bathrooms: 3

Reception Rooms: 3

Council Tax Band: E



To request a viewing please get in touch:

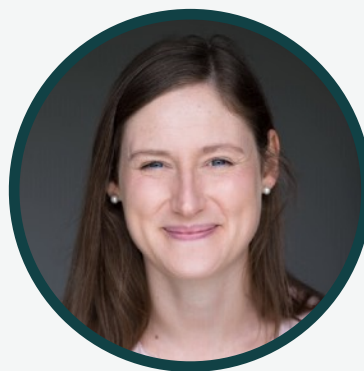


07815 568624



hannah.carr@expuk.com

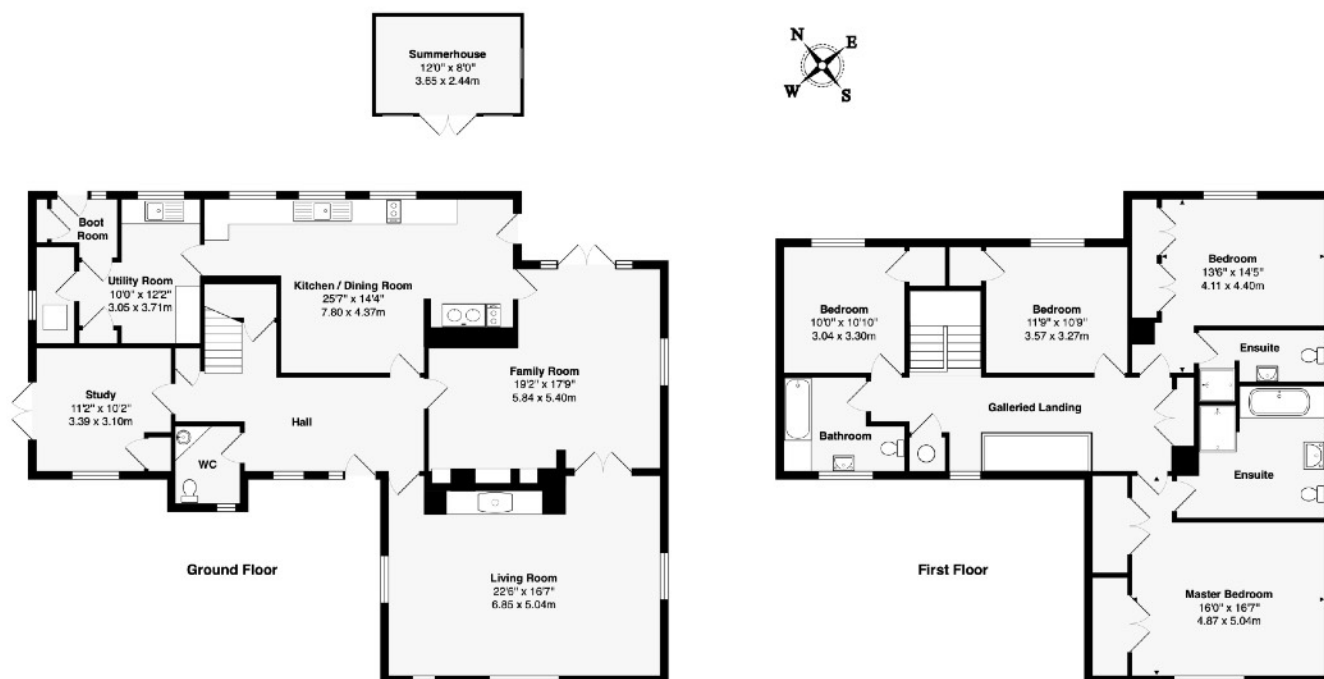
www.hannahcarr.expuk.com











Approximate Area: 2711 ft² ... 251.8 m² (excluding summerhouse)

Floor plans are for layout purposes only and are not intended to be scale drawings.
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
MK Property Photography accepts no liability whatsoever for any error or omission or inadvertent mis-statement in a floor plan.
Copyright MK Property Photography | www.mkpp.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		