



3 Longhouse Road, Kilsby, Northamptonshire, CV23 8YJ

HOWKINS &
HARRISON

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Northamptonshire, CV23 8YJ

Guide Price: £750,000

An exceptionally well-presented five-bedroom executive home by Avant, constructed in 2019 from attractive Northamptonshire stone and occupying a desirable position within the highly sought-after village of Kilsby. Offering approximately 2,300 sq ft of spacious and versatile accommodation arranged over two floors, this impressive family home combines contemporary living with generous proportions throughout. The property further benefits from a detached double garage and extensive off-road parking for several vehicles.

Features

- Executive stone built detached home
- Five double bedrooms
- Open plan kitchen/dining/family room
- Stylish Modern kitchen
- Quality built-in appliances
- Large galleried entrance hall and landing
- Three reception rooms
- Built-in wardrobes
- Landscaped rear garden
- Double garage and off-road parking



Location

Kilsby is a medium-sized village situated approximately five miles from Rugby and Daventry just on the Warwickshire and Northamptonshire borders. The village itself has two public houses, a pre-school and primary school, and a recreational field with children's play area. Further schooling is available nearby in Rugby, including Lawrence Sheriff School for Boys and Rugby High School for Girls and good independent schools at Bilton Grange, Princethorpe College and world famous Rugby School, all within a short drive. There is an active social scene within the village with a number of organised community events. There are excellent road networks surrounding Kilsby giving immediate access to the A5, A14, A361 as well as the extensive motorway network. There is also a frequent rail service from Rugby station providing a high-speed service into London Euston in less than 50 minutes.



Ground Floor

The ground floor offers a welcoming entrance hall, with luxury Porcelanosa ceramic tiled flooring flowing seamlessly through to the principal ground floor rooms and an impressive central staircase rising to a galleried landing. Double doors open into the generous sitting room located to the front aspect, while across the entrance hall lies a second reception room. This versatile living space offers a variety of potential uses and could be used as a TV/media room, home office or cosy snug. The entrance hall also features a beautifully appointed cloakroom, together with a generous storage cupboard providing useful additional space. To the rear of the property is a fabulous open plan kitchen/dining/family room, featuring bi-fold doors creating a seamless link with the carefully landscaped rear garden. The luxury Porcelanosa ceramic tiled flooring continues throughout, complemented by a high specification kitchen with stylish handle less cupboards and drawers, seated breakfast bar area, granite work surfaces and a comprehensive range of integrated appliances, including a full-size fridge/freezer, two electric ovens with warming drawer, five-ring gas hob, extractor fan and dishwasher. A useful adjoining utility room provides direct access to the driveway and gated access to the landscaped rear garden, including pedestrian door access to the garage which encompasses lighting, power and TV aerial point.





First Floor

The property has five spacious bedrooms, four with built-in wardrobes, and a luxuriously appointed family bathroom including a bath and separate shower enclosure and concealed storage. The principal bedroom benefits from a dedicated dressing area with a range of built-in wardrobes, together with a well-appointed en-suite shower room. The guest bedroom also enjoys the convenience of its own en-suite and three further bedrooms are perfect for a growing family. There's a spacious galleried landing with two generously sized linen cupboards one of which houses the hot water cylinder.

Outside

The property is approached via a generous tarmac driveway, providing parking for several vehicles and giving access to the double garage. The front garden has been thoughtfully landscaped with a variety of mature shrubs, complemented by areas of lawn and decorative slate chippings, creating an attractive, yet low maintenance frontage. The rear garden has been beautifully landscaped to provide a range of inviting outdoor spaces. Mature planting and established shrubs create a sense of privacy, while carefully positioned seating areas provide the perfect setting for relaxing and entertaining. One seating area is complemented by a pergola, with a further seating area located to the rear of the property. A greenhouse is also positioned to the rear of the garage, providing an ideal space for keen gardeners.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

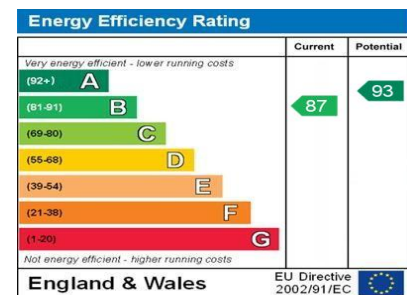
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 - Tel:0300-126700.
Council Tax Band – G.



Howkins & Harrison

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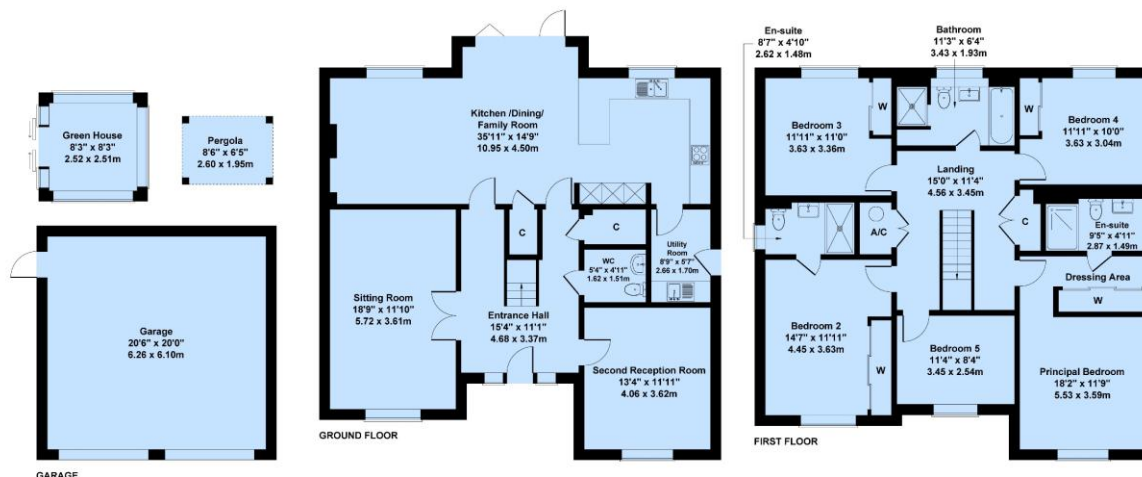
Approximate Gross Internal Area

Main House 2,304 sq ft - 214.04 sq m

Garage 411 sq ft - 38.18 sq m

Green House 68 sq ft - 6.32 sq m

Total 2,783 sq ft - 258.54 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positions of fixtures and fittings, and any other data shown are approximate and for illustrative purposes only. The floor plan is not to scale. No responsibility is taken for any errors, omissions, misstatements, or use of the data shown.

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.



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