



20 Mill Road

Kislingbury, Northamptonshire, NN7 4BB



David Cosby

CHARTERED SURVEYORS  
SURVEYING | SALES | ARCHITECTURE



RICS



# 20 Mill Road

Kislingbury, Northamptonshire, NN7 4BB

**£375,000**

- Village Location
- Detached family home
- Finely Dressed Northampton Stone Elevations
- Three Bedrooms
- Large Open Plan Living Area
- Part-Vaulted Ceiling to Master Bedroom
- Off-Road Parking
- Secluded South Facing Courtyard Garden
- Separate Double Garage

## Description

20 Mill Road is a classically proportioned late Georgian cottage located within the sought-after village of Kislingbury. Formerly comprising two dwelling houses, the property has been combined to create a single large residence and the current owners have rationalised the layout whilst retaining all of the character and charm to create a lovely family home. The property is constructed from finely cut and regularly coursed Northampton sandstone beneath a natural slate roof. The attractive façade has dressed flat arches with projecting keystones above the 16-pane timber sash windows.

Internally at ground floor level, the main front door with brass ironmongery provides access to the entrance lobby and stairs. Oak doors lead off to the sitting room where there is an attractive wood burning stove housed within a reclaimed brick breast with natural slate hearth. The open plan living area to the left-hand side of the entrance lobby provides ample room for entertaining and includes a large family seating area together with a well-appointed kitchen with central space for dining table and chairs. Good natural lighting is provided to the principal rooms from the large south facing sash windows and original features have been retained including exposed Oak beams.

At first floor level, the accommodation comprises landing with stripped pine doors leading to the master bedroom, further double bedroom, single bedroom, and bathroom. The master bedroom has part-vaulted ceilings with attractive exposed timber roof truss members.

A classically proportioned late Georgian family cottage of solid Northampton stone construction and located within the desirable village of Kislingbury. With exposed Oak beams, wood burner and part vaulted ceiling to the Master Bedroom.



**Viewing is strictly by appointment through  
the sole agents David Cosby Chartered Surveyors**



# The Property

## Ground Floor:

### Entrance Lobby

The entrance lobby is fitted with coir matting and solid Oak slatted and ledged doors lead to the sitting room and the open plan living space containing the kitchen/dining room and family seating area. The electricity meter and consumer unit are contained within a timber housing above the entrance door. A wider than average staircase with painted timber balustrades and handrails to either side leads to the first-floor areas.

### Sitting Room 4.54 x 3.80m

The good-sized sitting room to the right-hand side of the property has recessed spotlights to the modern plastered ceiling with an attractive stained Oak chamfered beam supporting the floors above. The focal point of the room is the reclaimed facing brick fireplace housing a wood burning stove with natural slate hearth.

### Open Plan Living Space: 7.28 x 4.54m

### Kitchen / Dining Area

The kitchen / dining area is fitted with a range of good quality base and wall units which are commensurate to the size of the property and incorporate integral fridge freezer, dishwasher and space for a concealed washing machine. There is a modern electric fan oven with five burner gas stove and extractor hood set within a corbelled brick surround. The ceramic sink and drainer with chrome mixer tap faces the sash window to the front elevation and overlooks the courtyard garden. Direct access to the courtyard garden is available via the timber stable door. Centrally within the kitchen area is a large space for dining table and chairs. Exposed ceiling joists and a central chamfered Oak beam with a stained finish provides character. Natural lighting is provided from the front elevation windows overlooking the private courtyard garden and there is additional natural lighting from the smaller pivot hung window to the rear elevation.



Situated 4 miles west of Northampton but surrounded by open countryside, Kislingbury is a has a thriving community and good range of facilities comprising village store, butchers / delicatessen, three public houses / restaurants, and a primary school.

### Family Seating Area

The family seating area and kitchen / Dining area have been opened up to provide one large area perfect for entertaining. The family space incorporates a large timber sash window overlooking the courtyard garden to the front of the property and a smaller pivot hung window to the rear elevation. Again, recessed lights have been fitted to the modern plasterboard ceiling and a large characterful chamfered Oak beam supports the floors above. A slatted and ledged pine door provides access to the under-stair cupboard offering useful storage space.



## First Floor:

### First Floor Landing

The stairs and first floor landing are fitted with good quality loop-pile carpet. Four-panel stripped pine doors with decorative brass ironmongery provide access to the left-hand side hallway and to the 3 bedrooms and separate bathroom. A timber framed window to the rear elevation overlooks the front garden areas of the brick terraced cottages.

### Master Bedroom 4.54 x 3.82m

The generous master bedroom has a partly vaulted ceiling with exposed structural roof members including a large unsawn collar tie giving charm and historical interest to this light and spacious room. The timber sash window to the front elevation overlooks the front drive and courtyard garden. A four-panel stripped pine door provides access to a larger than average wardrobe / storage area.



### Bedroom Two 3.36 x 2.88m

The central bedroom is a good size double with a timber sash window overlooking the courtyard garden. There is a ledged and slatted door leading to the large wardrobe / storage cupboard.

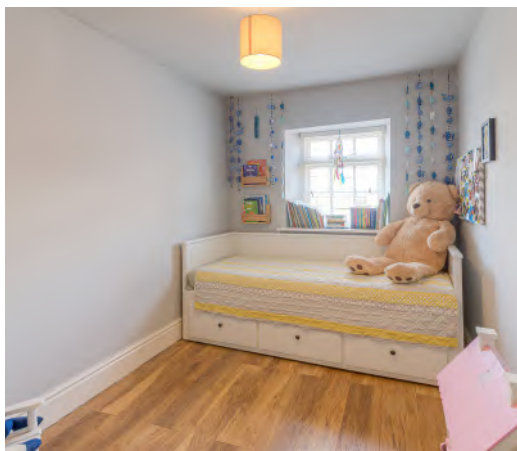


### Bedroom Three 3.32 x 2.30m

The single bedroom to the left-hand side of the property has natural light from the casement window to the gable wall.

### Bathroom

The bathroom is fitted with a large walk-in rainwater shower, built-in double-ended bath with central chrome mixer tap, WC, and ceramic wash hand basin set within a vanity unit. There are two windows overlooking the courtyard garden and which provide good natural lighting. Heating is provided by the chrome towel rail and there is a shaver socket above the wash hand basin.





## Outside Areas

### Front Aspect

The property is approached from Mill Road via a 5-bar timber access gate which leads to the block paved drive with off-road parking for several vehicles and onto the large double garage.

A secluded south facing courtyard garden has been created to the front left-hand side of the property with stable door access from the open plan living area and includes patio seating and perimeter artificial turf.

### Garage

There is a large brick built double garage with natural slate dual-pitched roof and timber up-and-over door situated to the right-hand side of the entrance drive.

## Location

On the southern banks of the River Nene and approached via an old stone pack horse bridge, is the delightful village of Kislingbury.

Situated 4 miles west of Northampton but surrounded by open countryside, Kislingbury was mentioned in the Domesday book of 1086. Although there have been some more modern housing over the past few years, many of the early stone and thatched roof homes remain.

There is a thriving community within the village with a good range of facilities including village store, butchers / delicatessen, three public houses/restaurants, and a primary school. Secondary schooling is available at Champion School in the nearby village of Bugbrooke and private schools are also well served with Quinton House and Northampton High School for Girls a short drive away.

The village has one of the few English churches that has been largely unchanged since it was built in 1330 and is reputed to be where Oliver Cromwell stabled his horses in 1645, the night before the battle of Naseby.

With good access to the M1 motorway, the village is an easy commute to Milton Keynes where a wide range of shops and facilities are available as well as Milton Keynes Central Railway with direct and frequent trains to London Euston.

## Agents Note

20 Mill Road is a period property and the vendors are aware that the principal timber windows and parts of the external render would benefit from localised repair.

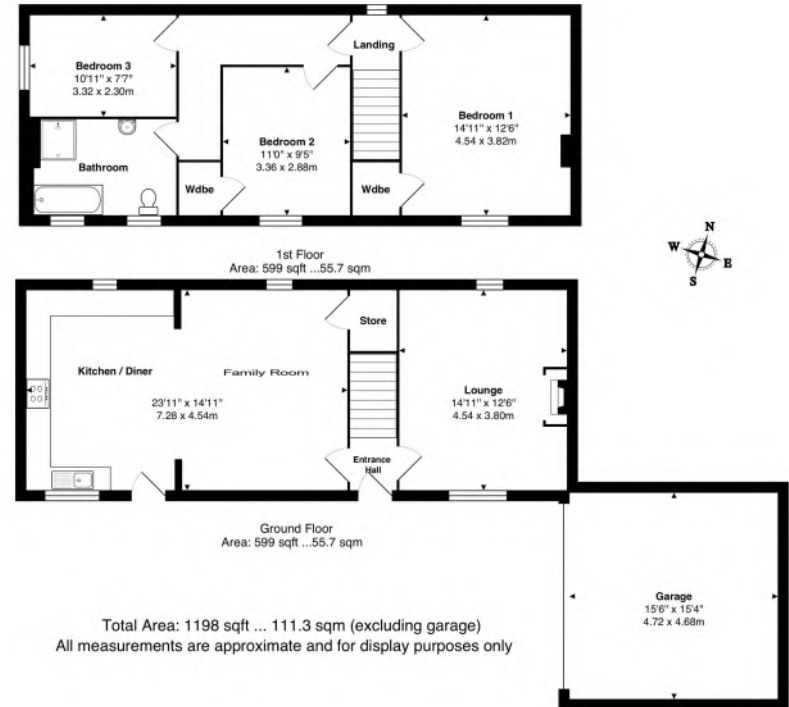


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address:  
20 Mill Road, Kissingbury, NN7 4BB

Reference:  
4081

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**Local Authority:** South Northamptonshire

**Council Tax:** Band D

**EPC:** Current 48(F) Potential 85(E)

**Services:** Mains Gas, Electricity, Water and Drainage

### Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not tested services, appliances, equipment or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

Little Court Cottage | Maidford Road | Farthingstone  
Northamptonshire | NN12 8HE  
t: 01327 361664 e: enquiries@davidcosby.co.uk

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)