



## 16 School Hill, Irchester, NN29 7AN

£2,500

AN IMPRESSIVE NEW RENTAL PROPERTY TO THE MARKET ! Dating back to 1890 and formerly Irchester village school, this property was purchased by the current owners in 2002 and an extensive renovation program began to turn it into a grand family home. The finished article is simply stunning and it has been converted thoughtfully, retaining some beautiful original features to include: Original beams, skirtings, original parquet flooring and large windows. Some of the new striking features include the spiral staircases, wrought iron balustrades and the feature window from the hallway looking into the ground floor reception room.

This elegant home boasts over 3200 sq ft of accommodation with 4 large double bedrooms, 2 en-suites, 29ft ground floor reception room, 33ft first floor mezzanine family room and a third 16ft first floor mezzanine reception room which is approached via a second spiral staircase from the 3rd bedroom. Further benefits include UPVC double glazing, gas radiator central heating, country kitchen with range cooker and oak worktops, utility room to match, luxury family bathroom with roll top bath and separate double shower enclosure, spacious and impressive en-suite to master bedroom with another roll top bath and "His & Hers" sinks, alarm system & quality interior decor and floor coverings throughout. The annex at the rear could be used as a studio, gym, living accommodation or as a home office.

To the front there is a large gravelled driveway which provides an abundance of off road parking, secure gated access to the rear garden and double garage which has an electric garage door. To the rear is a wonderful landscaped garden which offers a very good degree of privacy. There is a large patio area, a fantastic bar area, annexe/studio and lawn gardens wrap around the property with mature hedegrows, plants and shrubs.

CALL HAWKSBY'S NOW 01933 22 22 44







Entrance Hall  
Ground Floor WC  
4'9 x 2'9  
Kitchen  
15'5 x 11'2  
Utility Room  
10'6 x 6'9  
Hallway  
Open Plan Living Space  
29'3 max x 18'3 max  
Inner Hallway  
Bedroom 2  
16'8 max x 13'6 max  
En-Suite  
6'9 x 5'4



Bedroom 4  
14'6 max x 10'2  
Bedroom 3  
19'8 max x 9'6  
Spiral Stair Case Leading To  
Mezzanine Floor (Home Office)  
15'8 x 8'3  
Family Bathroom  
10'2 x 7'8  
Spiral Staircase Leading To Mezzanine  
Family Room  
33'1 max x 12'7  
Landing  
Master Bedroom  
22'5 max x 17'8



En-Suite Bathroom  
15'10 x 10'5  
Outside  
Garden Bar  
9'9 max x 4'7 max  
Annexe/Studio  
11'5 x 8'1  
Shower Room  
7'1 x 3'5  
Double Garage  
16'9 x 16'2

Tenure:  
Council Tax Band: E

Viewing strictly by  
appointment with  
Hawksbys on 01933  
724444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.  
Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.  
Offer Procedure: To make an offer you will need to make a appointment with our Financial Advisor to be able to process your offer in the best possible light.  
Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.  
  
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.  
Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSTITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

