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# Forest Glade, Hartwell, Northamptonshire, NN7 2ET

£665,000 Detached

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - The Village Agency  
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 624900  
Email Us [thevillageagency@jacksongrundy.co.uk](mailto:thevillageagency@jacksongrundy.co.uk)







## Property Summary

Boasting enviable field views is this large and extended four bedroom family home in the Northamptonshire village of Hartwell and within walking distances of Salcey Forest.

## Features & Utilities

- ✓ Stunning Field View
- ✓ Large Extended Family Hme
- ✓ Bedroom One With Juliet Balcony
- ✓ Kitchen /Breakfast Room
- ✓ Landscaped Garden With Views
- ✓ Modern Bathrooms
- ✓ Walking Distance To Salcey Forest

## Property Overview

Boasting enviable field views is this large and extended four bedroom family home in the Northamptonshire village of Hartwell and within walking distances of Salcey Forest.

The ground floor has been heavily extended and offers a vast amount of living space that includes a dual aspect office, sitting room with log burner and patio doors to the rear garden with field views and a modern fitted cloakroom. Dining room with double doors that open to the kitchen / breakfast room which has been refitted with a range cooker, Belfast sink, dishwasher and wooden work tops. Beyond the kitchen is a generous utility room with a door leading out to the side access and a family room with bay window to the front.

On the first floor you will find a stunning principal bedroom with vaulted ceiling and a Juliet balcony that look over the rear garden and fields beyond. Next to the principal bedroom is a modern shower room. The second bedroom is another large room which also enjoys field views, bedroom three is double in size with fitted wardrobes and the fourth bedroom is a generous single. The modern family bathroom boasts a four piece suite including a large walk in shower.

To the front of the property is a lawned garden with bedded borders and a gravel driveway which provides ample parking and leads towards a double garage. When entering the rear garden you walk straight onto the decked and paved patio area that benefits from the afternoon sun and has a beautiful climbing Wisteria beside. Beyond this is a tiered lawn area with bedded plants and apple tree. To the end of the garden is a sunken patio and a raised decked area that looks directly onto the fields providing a place to sit in the sun all day long.

EPC Rating TBC. Council Tax Band F.

### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

#### MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – None

EV Car Charge Point – None

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

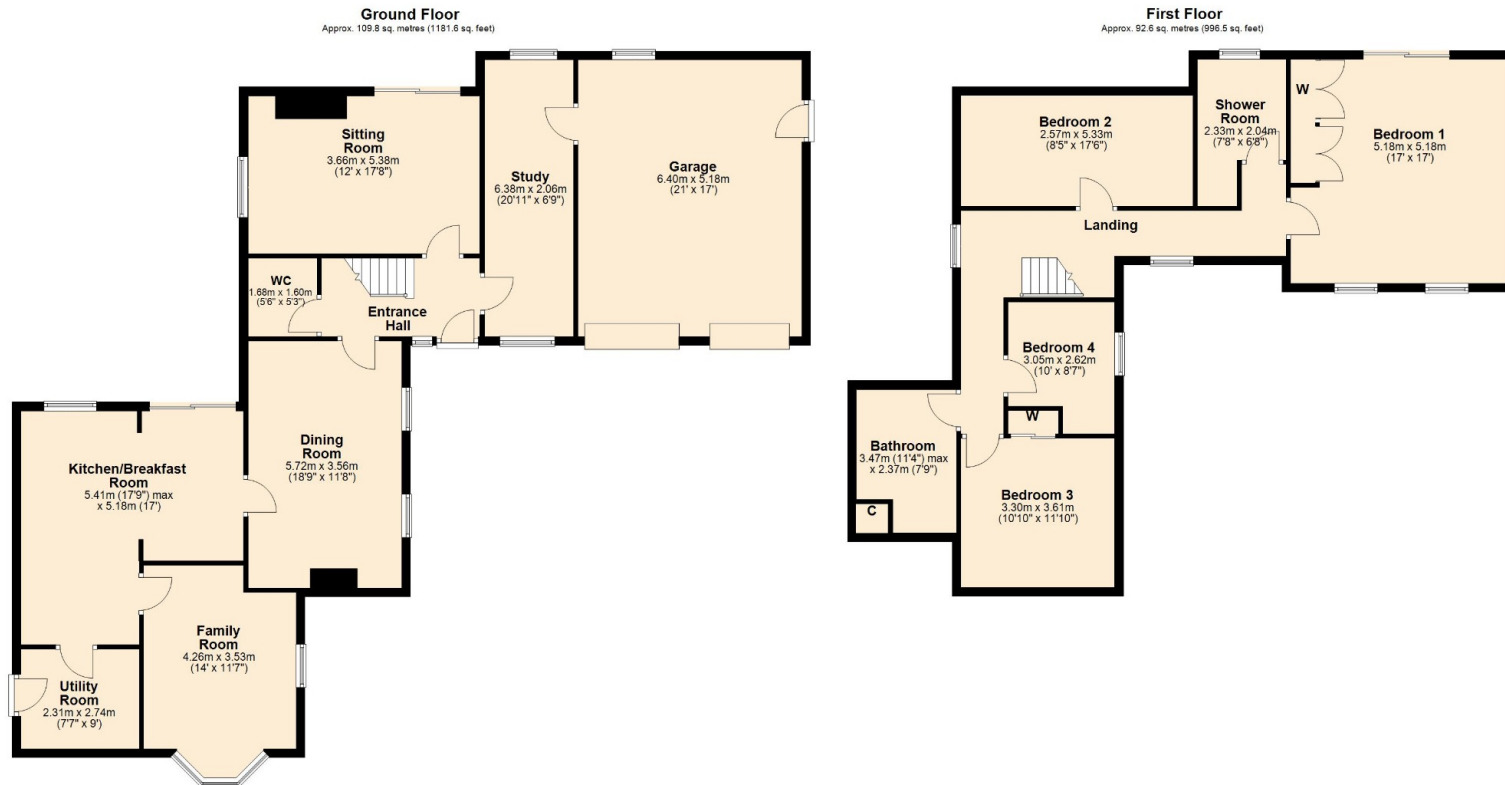
Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

#### AGENTS NOTES

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan



Total area: approx. 202.4 sq. metres (2178.2 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152