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Forest Road, Hartwell, NN7 2HE

£420,000 Cottage

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feefo

Department: Sales

Tenure: Freehold



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Property Summary

An attractive and much-improved four-bedroom cottage set in the heart of the sought-after village of Hartwell.

Features & Utilities

- ✓ Popular Village Location
- ✓ Character Cottage
- ✓ Much Improved
- ✓ Large Family Kitchen
- ✓ Large Sitting Room
- ✓ Four Bedrooms
- ✓ Gas Central Heating
- ✓ Double Glazing
- ✓ Enclosed Garden
- ✓ No Chain

Property Overview

An attractive and much-improved four-bedroom cottage set in the heart of the sought-after village of Hartwell. This charming and well-established village offers a friendly community atmosphere, with a range of local amenities including a well-regarded primary school, village shop, pub, and excellent access to nearby countryside walks. Hartwell also benefits from convenient road links to Northampton, Milton Keynes, and the M1, making it ideal for commuters. The property combines traditional character with modern living and benefits from gas central heating and double glazing throughout. The accommodation comprises an entrance hall, a stunning open-plan kitchen/dining room with glossy contemporary units, integrated appliances, and doors opening onto the rear terrace. The lounge features exposed beams and a beautiful stone open fireplace, adding to the cottage charm. Upstairs, the first-floor landing leads to four well-proportioned bedrooms and a stylish four-piece family bathroom. Outside, the home enjoys a front garden with a side gate providing access to a private, enclosed rear garden-perfect for outdoor entertaining or quiet relaxation. Offered with no onward chain, this delightful village home offers the perfect blend of character and comfort. Early viewing is highly recommended. EPC Rating: D. Council Tax Band: D.

ENTRANCE

Enter via timber and glass door. Stone wall. Ledge and brace latched doors to:

LOUNGE 3.81m x 7.32m (12'6" x 24')

Two double glazed window to front elevation. Radiator. Chimney breast and open fireplace. Wood laminate flooring. Exposed stonework and timber. Latched door to:

KITCHEN/DINING ROOM 3.72m x 8.59m (12'2" x 28'2")

Three double glazed window to rear elevation. and door to garden. Two radiators. Open-tread stairs leading to first floor. Living space under. Wood laminate flooring. Space for table and chairs. Open plan to:

Kitchen Area

Fitted Gloss style base and wall mounted units. Quartz work surfaces. Includes sink unit and mixer tap. Built in five ring gas hob. Double oven. Built in washing machine, dishwasher and fridge freezer. Matching island unit.

FIRST FLOOR LANDING

Access two loft space with ladder. Storage cupboard. Exposed floorboards.

BEDROOM ONE 3.69m x 4.75m (12'1" x 15'7")

Double glazed window to front elevation. Radiator. Exposed floorboards.

BEDROOM TWO 3.75m x 3.86m (12'3" x 12'7")

Double glazed window to front elevation. Radiator. Exposed floorboards. Built in alcove storage/wardrobe.

BEDROOM THREE 3.46m x 4.35m (11'4" x 14'3")

Double glazed window to rear elevation. Radiator. Exposed floorboards. Alcove storage recess.

BEDROOM FOUR 1.91m x 2.83m (6'3" x 9'3")

Double glazed window to side elevation. Exposed floorboards.

BATHROOM 1.89m x 4.12m (6'2" x 13'6")

Obscure double glazed window to rear and side elevations. Panel bath with mixer tap and shower attachment. Tiled shower cubicle. Low level WC. Pedestal wash hand basin. Tiled to door height. Exposed floorboards. Radiator.

OUTSIDE

FRONT GARDEN

Low level wall at the front. Courtyard with shrubs and side gate to main garden area at rear.

REAR GARDEN

Rear garden is paved and laid to lawn with borders. Barbeque area.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Cottage

Age/Era – Ask Agent
Tenure – Freehold
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Band D
EPC Rating – D
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – On Street
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years, No flood defences
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves
Rights and Easements – Ask Agent

AGENTS NOTES

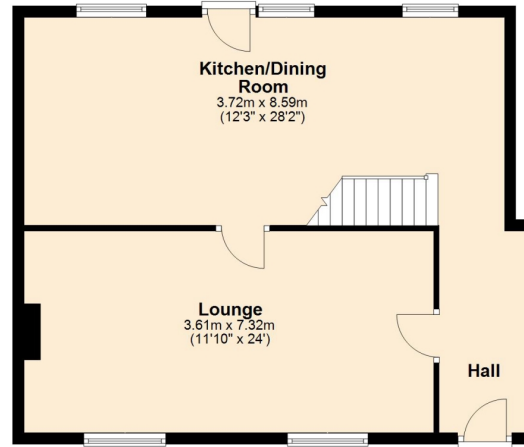
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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

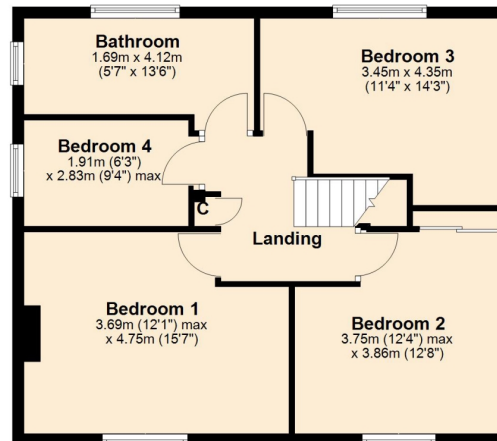
Ground Floor

Approx. 65.4 sq. metres (704.1 sq. feet)



First Floor

Approx. 63.8 sq. metres (686.8 sq. feet)



Total area: approx. 129.2 sq. metres (1390.9 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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