



# Cross's Grange

Hartwell, Northamptonshire

oriordanbond  
SALES & LETTINGS





# Cross's Grange

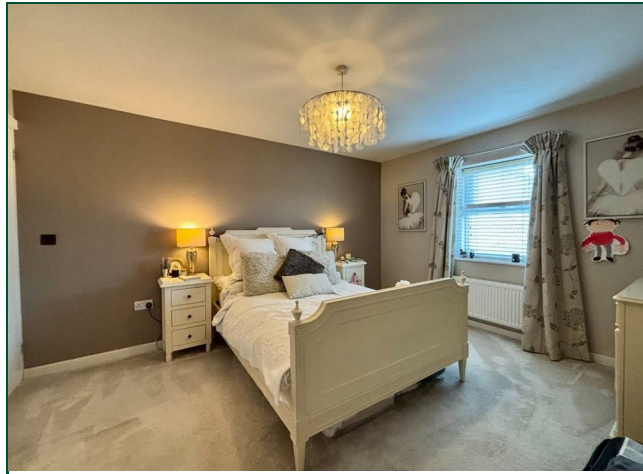
Hartwell  
NN7 2FD

Guide Price  
£635,000

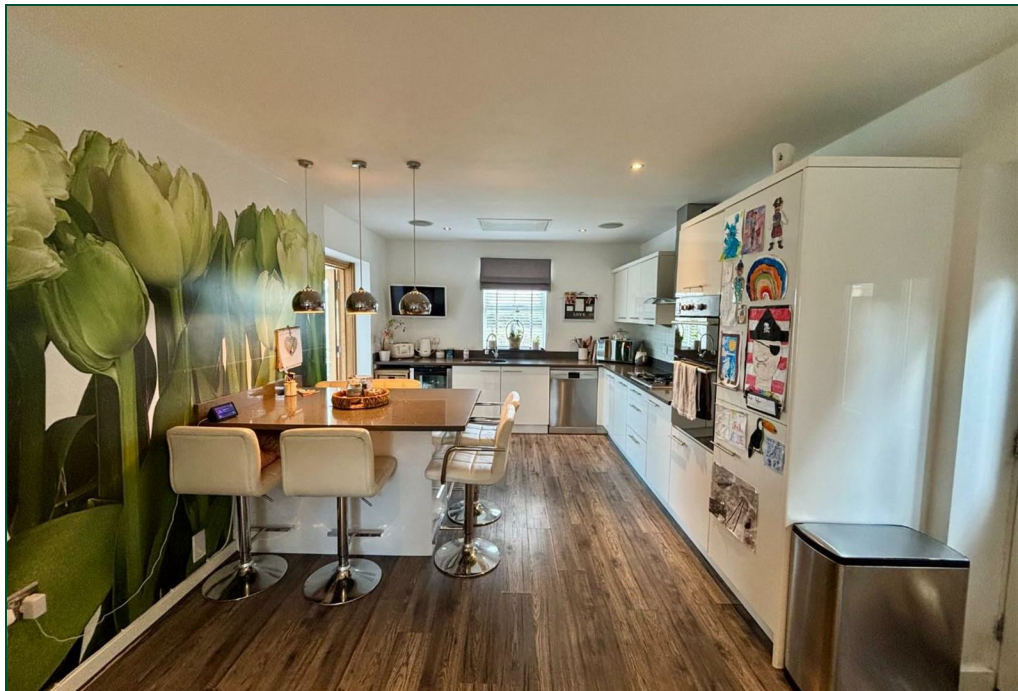
**An immaculate five bedroom detached family home is located in the corner of a cul-de-sac within the sought after village of Hartwell. The property enjoys countryside field views to the rear and is located close to Hartwell Primary School and other village amenities to include shops, post office, walks and more.**

The accommodation over three floors comprises a spacious entrance hall, cloakroom/WC, study, living room with feature log burner and bi-folding doors to the family room and a fitted kitchen/dining room with duel aspect. To the first floor are three bedrooms and a four-piece family bathroom with the master bedroom benefitting from an en-suite. To the second floor are two further double bedrooms with the guest bedroom benefitting from an en-suite. Outside to the front of the property is a lawned garden and a driveway leading to a single garage. The rear garden is a generous size being mainly laid to lawn with a decking area and benefitting from field views. Further benefits include uPVC double glazing and gas radiator heating. (A/2159/L)

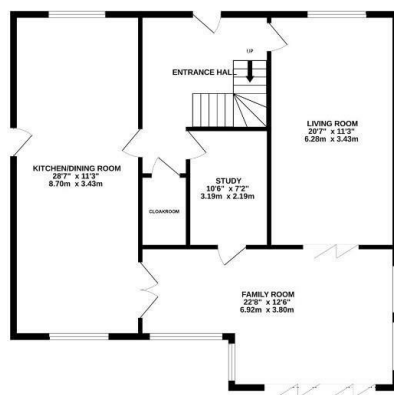
- Immaculate five bedroom detached home
- Two en-suite bedrooms
- Three reception rooms
- Fitted kitchen/dining room
- Good size rear garden with field views
- Driveway and garage



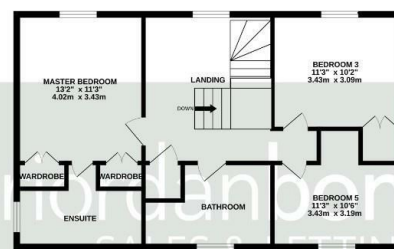




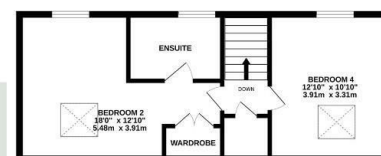
GROUND FLOOR  
1035 sq.ft. (96.2 sq.m.) approx.



1ST FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



2ND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 2159 sq.ft. (200.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Additional information

- Council Tax Band: F
- Energy Efficiency Rating: B

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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