



Hartwell House Harcourt Street
Raunds, Northants NN9 6LZ



Simpson & Partners



Welcome to Hartwell House, a charming 1930's detached property nestled in the heart of the market town of Raunds. This hidden gem has been lovingly maintained by the current owners for the past 36 years and is now ready for a new chapter. As you approach Hartwell House, you'll be greeted by its private plot and delightful wrap-around garden, complete with ornate hedging and mature trees creating a serene and secluded oasis. The character features throughout the property, from the parquet flooring to the original doors, add a touch of timeless elegance.

Step inside and discover two receptions, including a spacious living room with a feature fireplace and dual aspect windows, perfect for cosy evenings. The dining room flows seamlessly into a conservatory offering views of the garden, while the well-equipped kitchen/dining room features bespoke units and a large window overlooking the rear garden. Door leads through to boiler room and utility storage and good sized utility room fitted with a range of wall and base units incorporating built in microwave, dishwasher and fridge/freezer, downstairs wc. The first floor boasts four bedrooms, with bedroom two having built-in storage and an en-suite shower room. The large loft, complete with lighting and heating, provides the potential for an additional bedroom (subject to planning). The family bathroom and separate shower room ensure convenience for all residents.

Outside, the gardens are a true highlight of Hartwell House, with gravel areas, well-stocked borders, and a sunken entertaining area making it a perfect space for outdoor gatherings. A driveway to the rear, accessed through double gates, leads to a detached single garage and timber outbuildings offering ample storage options. Located in the heart of Raunds, Hartwell House offers a rare opportunity to own a piece of history in a charming small town setting.

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🚿 3

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Price £585,000



Raunds is a small market town offering many amenities to include shops, pubs, restaurants, schools, dentist and doctors. Raunds itself is a picturesque town located on the southern edge of the Nene Valley, surrounded by scenic farmland and offering easy access to key transport links. With direct train connections to London and nearby access to major roadways, the location is as convenient as it is idyllic.

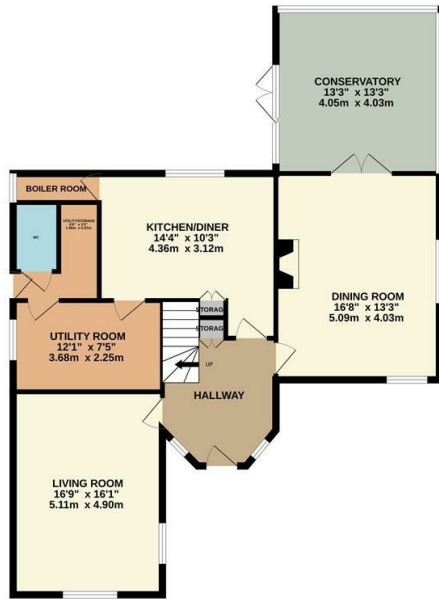




The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths.



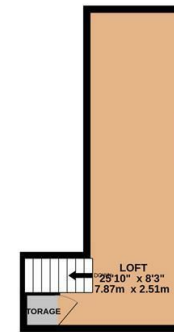
GROUND FLOOR
1812 sq.ft. (167.0 sq.m.) approx.



1ST FLOOR
824 sq.ft. (76.0 sq.m.) approx.



2ND FLOOR
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 2076 sq.ft. (192.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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