

5 High Street
Hardingstone
NN4 7BT

Offers in excess of £485,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Oscar James are delighted to welcome to the market this deceptively spacious home situated in the heart of the sought after Village of Hardingstone. There is so much more than meets the eye on this family home with four very generous double bedrooms, two ensuite and almost 2000sq ft of accommodation.

The property was extended and rebuilt in 2006 giving the perfect combination of retaining character features whilst presented in immaculate and modern condition. We love the high ceilings and sash windows creating a bright and airy feel throughout.

The impressive hallway flows into the entirety of the ground floor. The large lounge has a feature fireplace and plenty of space for the family. The kitchen is very generous in size, offering plenty of cupboard storage, some built in appliances, granite work surfaces and ample dining space. There are also doors leading out to the rear garden.

To conclude the ground floor there is a cloakroom and storage cupboards.

To the first floor you will find all four double bedrooms and the family bathroom comprising a

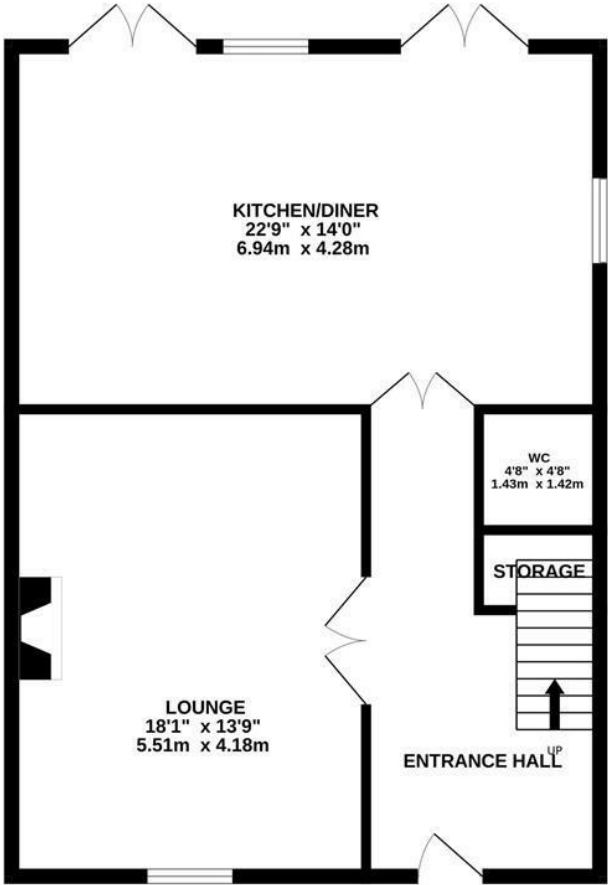
three piece suite. The Master suite is simply stunning not only for its size but also boasts a dressing area and ensuite. In addition bedroom two has an ensuite whilst bedroom three has a Jack and Jill entrance into the main bathroom.

Externally, the low maintenance rear garden is south facing and is mainly laid to lawn accompanied by a patio providing a seating area. There is a courtesy door giving access into the garage plus gated side access. To the front are electric gates which lead to the private road where you will find two secure off road parking spaces.

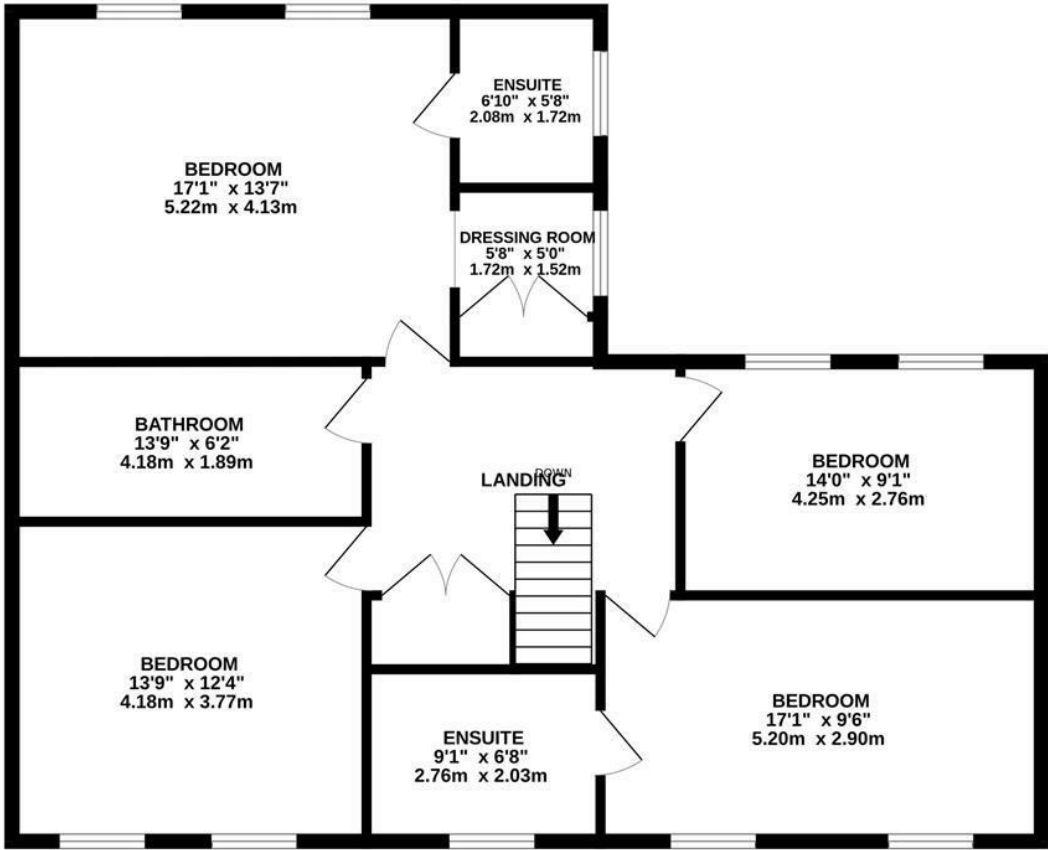
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Floor Plan

GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
1047 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA : 1771 sq.ft. (164.6 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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AT A GLANCE...



Spacious living throughout



Four double bedrooms



South facing rear garden



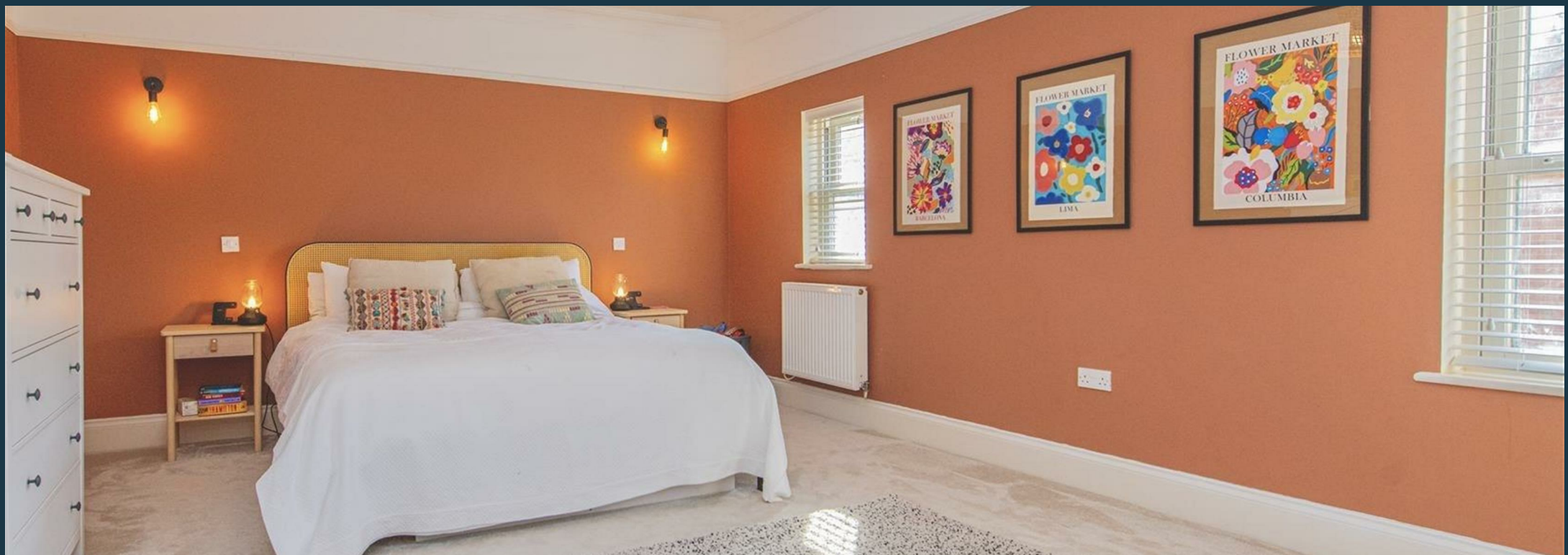
Large kitchen with ample storage, an island and plenty of dining space



Two Ensuite's, downstairs cloakroom & upstairs family bathroom



Electric gates into secure off road parking plus single garage





SELLER'S SECRET

We love the village and its community spirit. We have redecorated throughout our home with Farrow & Ball, we wanted to create a warm Terracotta feel through our Master Bedroom.



Why we like it....

We were really surprised on the generous space throughout this home its definitely one that must be viewed to appreciate all there is to offer! There is also fantastic road links on your doorstep whilst being in a village location.

OSCAR JAMES

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To buy or not to buy....
