



Forest Glade
Hartwell, Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



Forest Glade

Hartwell, Northampton, NN7 2ET

TOTAL AREA: APPROX. 202.36 SQ. METRES (2178 SQ. FEET)

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.

GROUND FLOOR

- ENTRANCE HALL
- SITTING ROOM
- DINING ROOM
- CLOAKROOM
- KITCHEN / DINING ROOM
- UTILITY ROOM
- FAMILY ROOM
- STUDY

FIRST FLOOR

- LANDING
- FOUR BEDROOMS
- SHOWER ROOM
- BATHROOM

OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN

£665,000 Freehold





THE PROPERTY

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.

MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band F
EPC Rating	Ask Agent
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	Parking, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Rights Of Way	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

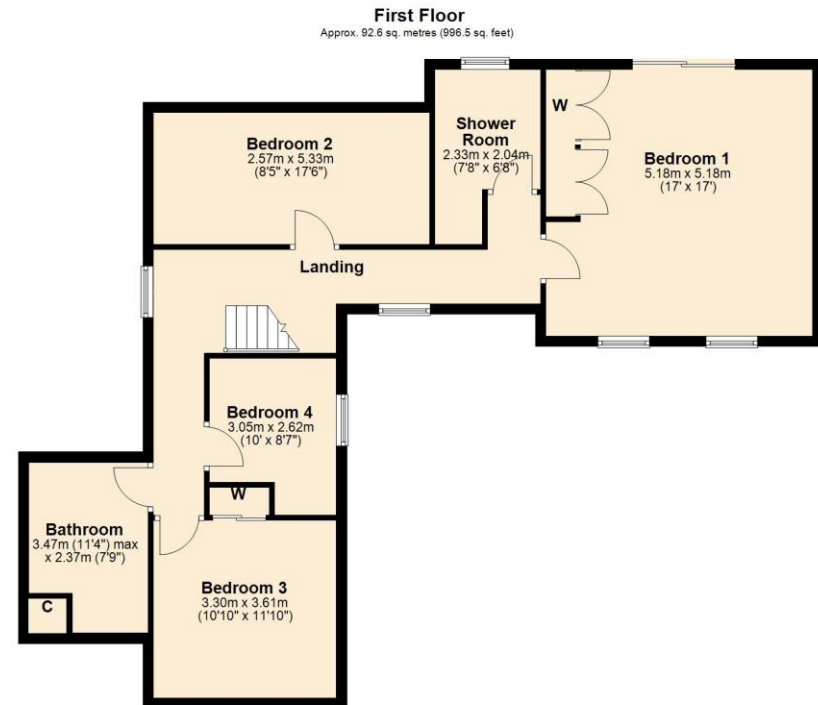
Located to the south of Northamptonshire and just north of Buckinghamshire, Hartwell is less than 5 miles from M1 J15 and only 8 miles from the centre of Northampton. Within the village itself are a parish church, primary school, public house, community centre and village shop. However, Hartwell is best known for being situated next to Salcey Forest, a former medieval hunting forest which is still commercially active for timber products and is now managed by the Forestry Commission. Additional facilities and amenities can be accessed in the nearby larger village of Roade 2 miles away, with high street shopping and local government provisions being available in Northampton along with a mainline rail service to both London Euston and Birmingham New Street.

IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. 202.36 SQ. METRES (2178 SQ. FEET)





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