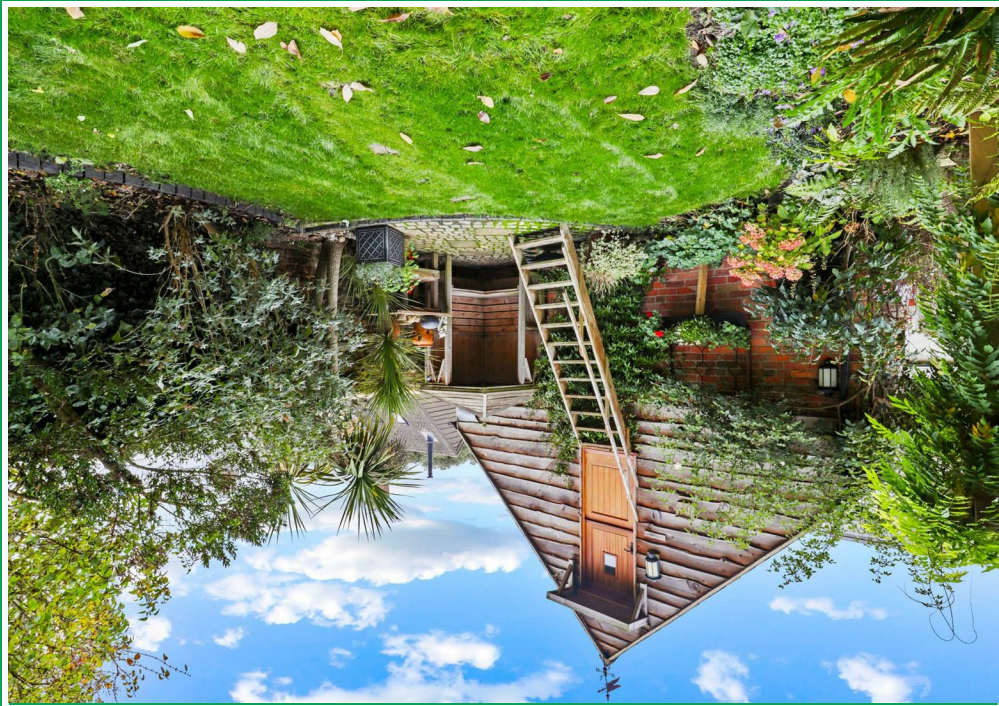


GREENER **Country** HOUSES & COTTAGES

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ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



Grove Cottage, 1 The Green, Hardingstone, Northampton, NN4 7BU

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An exceptional four-bedroom Grade II period stone property situated on The Green in the heart of Hardingstone Village. This residence has been extensively enhanced inside and out, including additional space above the garage. Rich with character, the property features exposed beams, ledge and brace oak doors throughout, log burners, and handmade timber double-glazed windows. Generously proportioned at approximately 1,900 sq. ft., the home is spread over three floors. The ground floor offers an open-plan lounge and dining area, a well-appointed bespoke kitchen, a utility room, and WC. The first floor comprises three spacious bedrooms and a family bathroom, while the top floor boasts a fourth bedroom with an ensuite. Outside, a beautifully sunny rear garden provides access to a double garage, with a versatile stuido located above.

Price £545,000 Freehold

ACCOMMODATON

GROUND FLOOR

ENTRANCE

DINING AREA

14'09 x 14'07

A wonderful open-plan space with stone inglenook fireplace housing a dormant cast iron multi-fuel burner with exposed beams and windows to the front elevation. This family room open up to:-



LOUNGE

15'08 x 11'11

Presenting a stone fireplace with a multi-fuel burner, there is a two casement window to the front elevation and door leading to:-



KITCHEN

21'01 x 9'06

Forming part of the rear extension the newly refitted kitchen presents floor and wall-mounted shaker cabinets with deep dish drawers, granite worktops, upstands and tiled splashbacks. There is an under-mount stainless steel sink and drainer with hot water tap mixer tap over which overlooks a window to the rear. A further integrated x4 induction hob and extractor above, a double oven and dishwasher. This room benefits from electric underfloor heating, an electric rain sensor roof light and a refitted stable door to the rear garden.



BREAKFAST AREA

Continued themed units present a breakfast bar with storage below and an American Style Fridge/Freezer. There is access to:-



UTILITY

5'07 x 5'02

There is plumbing for a washer/dryer and access to the newly fitted gas boiler and Megaflow hot water cylinder. A further doors leads to:-

WC

5'03 x 2'10

A refitted suite comprising WC and hand wash basin with a window to the rear elevation.



FIRST FLOOR

LANDING

There are stairs leading to the second floor with windows to the front elevation and doors leading to:-

BEDROOM ONE

10'10 x 8'10

Windows to the rear garden, there is space for a double bed with wardrobes fitted and carpet throughout.



BEDROOM TWO

11'02 x 11'01

Space for a double bed with a window to the rear elevation and carpet fitted, there is storage over the stairs.



BEDROOM THREE

12'01 x 9'08

Currently used as a home office but suitable for a bedroom there is a window to the front elevation with bespoke shelving and an oak floor.

BATHROOM

8'06 x 7'05

Suite comprising roll top bath, WC, hand wash basin with a tiled corner shower cubicle, the walls consist of tongue and groove wood panelling and an oak floor.



SECOND FLOOR

BEDROOM FOUR

12'01 x 9'08 to max

Storage is presented upon entering the room and to the eaves where there is a dormer window to the front and Velux to the rear elevation. There is space for a double bed upon an exposed wood floor and a door to:-



ENSUITE

11'05 x 5'05 to max

Suite comprising a fully tiled shower with WC and hand wash basin. There is a continued wood floor and a window to the front elevation.

OUTSIDE



REAR GARDEN

Pedestrian access to the side, the garden is approached through a newly built Green Oak Pergola. There is a range of mature well-stocked borders with a patio to the rear providing a private seating area and access to an outdoor shed. The garden is mainly laid to lawn and has stair access to:-

GARAGE STUDIO

Extended by the current owner and attractively presented with wood cladding, there is full building regs. This room is multi-functional and can be used as a home cinema, office or therapy room.



DOUBLE GARAGE

17'01 x 16'08

An electric roller shutter door to the front there is electricity connected and a pedestrian door to the rear garden.



SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a newly fitted gas-fired boiler also providing domestic hot water Mega-flow cylinder.

LOCAL AMENITIES

Within the village there is The Parish Church, a selection of shops including a Mini Supermarket, Newsagents, Hairdressers, Post Office, Wyvale Garden Centre and there are two public houses. Local educational facilities include Hardingstone Primary School with Secondary Schooling at Roade School. The Northampton High School for Girls is also situated within the village. There is motorway access to junction 15 via the A508 London Road. References to schools should not be taken to mean that the schools mentioned have places available. There is also a country park and bike park nearby.

HOW TO GET THERE

From Northampton town centre proceed in a southerly direction along the A508 London Road passing Delapre Park. At the roundabout junction with the A45/Nene Valley Way take the second turning signposted into the village of Hardingstone along Hardingstone Lane which in turn leads into the High Street. Continue straight on passing the post office and The Sun Inn public house. Arriving at The Green where the property can be found directly in front.

