



BY DESIGN

*The Old Vicarage*

Hardingstone, Northamptonshire







# Stunning Grade 2 Listed Georgian Home in sought-after village on 0.7 acre plot with no onward chain!

Welcome to a truly exceptional property, a masterpiece of historic charm and contemporary elegance. This Grade 2 listed Georgian home, set in the heart of the sought-after village of Hardingstone, has been fully renovated and offers an unparalleled living experience. With 5 spacious bedrooms, 3 bathrooms, a bespoke hand-built kitchen, 4 reception rooms, a huge cellar and an entertainment area in the garden including a heated gazebo and fully functional bar, this character property provides ample space for comfortable family living and entertaining.

Upon entering, you will be immediately struck by the grand entrance hall and meticulous attention to detail and quality finishings that have been lovingly restored and renovated throughout by the current owners. Spanning just over 4200 sq ft, this home exudes grandeur and sophistication at every turn (there is just under 6000 sq ft of space if we include the cellar, oversized double garage, heated gazebo and bar).

The spacious and light-filled interiors are perfect for both relaxed family gatherings and formal entertaining. The beautiful drawing room, adorned with an open fire, creates an inviting ambiance, while the bespoke hand-built kitchen/breakfast room offers a stylish and functional space. Hosting a dinner party will be a delight in the elegant dining room with log burner, and the large sitting room/snooker room provides a perfect spot for entertainment. In addition to the abundant living spaces, this property features a well-designed home office, which is essential for those seeking a peaceful workspace. The impressive cellar provides additional storage space and offers a blank canvas for creative utilisation.

Positioned behind the historic St Edmund's Church, The Old Vicarage boasts exceptional privacy and tranquillity. Your peace of mind is ensured with an 80-meter sweeping driveway, complete with electric gates, leading to an oversized double garage and substantial parking. Set on a generous 0.7-acre plot, the south-facing garden is a true haven of relaxation. Enjoy the beautifully landscaped grounds, hosting an array of mature trees and flowering shrubs. It's an ideal venue for summer parties and family gatherings.

The location of this property is as stunning as the home itself. Situated in the heart of Hardingstone, you'll have easy access to a wealth of local amenities, many within walking distance, including shops and restaurants. The area offers excellent transport links, ensuring convenient connectivity to neighbouring towns and cities.

This superb home is being offered for sale with no onward chain, ensuring a smooth transition for the lucky new owners.















Ground Floor

































## First Floor















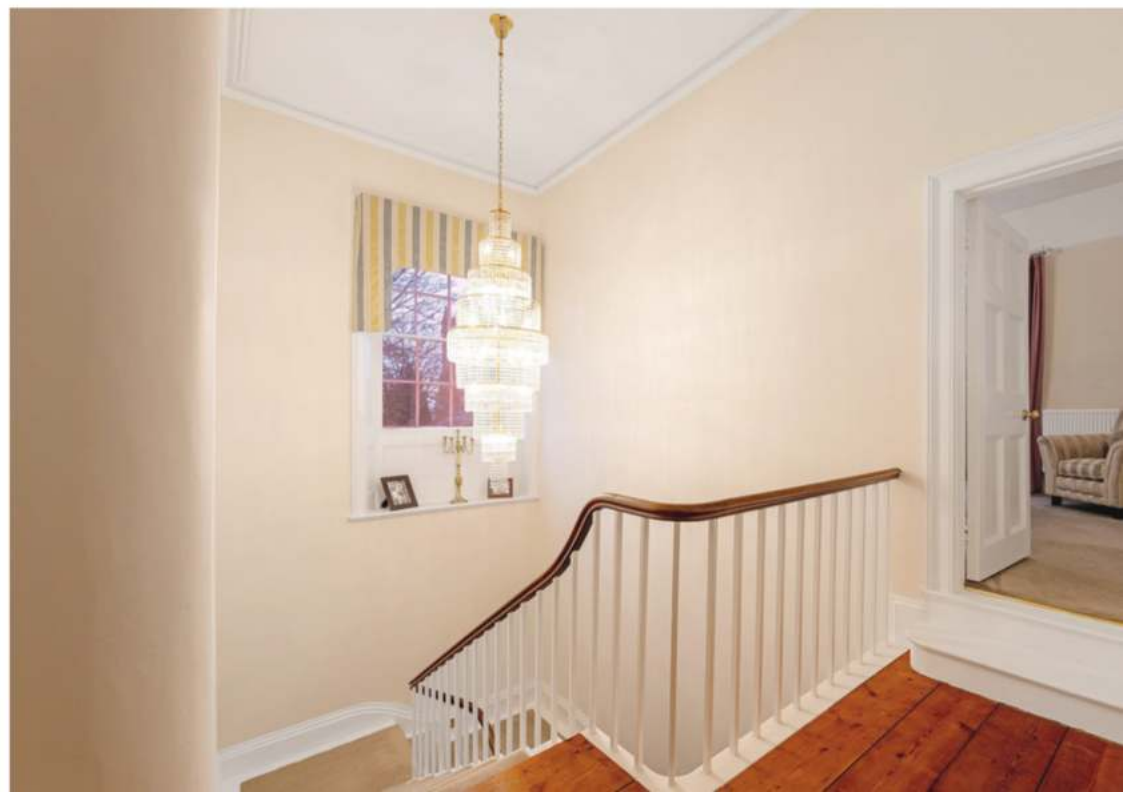














## Outside

This stunning home sits on a generous 0.7 acre plot with an 80m sweeping driveway set behind electric gates. There's also an oversized double garage, a heated gazebo and a fully functional bar. The Old Vicarage is tucked away behind St Edmund's Church and boast a beautiful and private south-facing garden.





























# Information

## Location

Hardingstone is a very sought-after village and offers many amenities including a post office, a One Stop shop, two pubs, hairdressers, a church and more. The neighbouring village of Wootton offers more varied amenities including a doctors' surgery, a chemist, a post office, a butchers, a Co-op, a Waitrose, a Dobbies garden centre, many pubs and restaurants, a church and more.

Fantastic schooling can be found nearby, catering for children in nursery all the way to secondary schools. The Northampton High School for Girls is a fantastic private school which is within walking distance.

Communication links are also very good with the M1 (junction 15), only approx. 2 miles away which offers good access to Milton Keynes, Oxford and London. The Northampton Railway Station is approx. 3 miles away and offers direct links to London Euston in just under an hour.

## Extra Information

- Grade 2 Listed
- Fully renovated including two new boilers and secondary glazing throughout
- High speed fibre broadband available in the area
- Located in a conservation area
- Less than 10% of the property is connected to the neighbouring home - property feels detached and private

## Services

- Mains gas, electricity, water and drainage

Tenure | Local Authority | Council Tax Band

Freehold | West Northamptonshire Council | D

## Viewing Arrangements

Strictly via the vendors sole agents By Design on 01604 969181

## Website

For more information visit [www.bydesignhomes.com](http://www.bydesignhomes.com)

The Old Vicarage, High Street, Hardingstone, Northampton, NN4 6BZ



*Offers Over £1,250,000*



# THE OLD VICARAGE, HIGH STREET, HARDINGSTONE, NN4 6BZ














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National audience  
*local knowledge*