



Grange Farm Church Road, Hargrave Wellingborough

£650,000 **Freehold**

**Sharman
Quinney**

Key Features



- Desirable Hargrave Village Location
- Executive Detached Five Bedroom Luxury Family Home
- Close to Kimbolton School (5 miles)
- Spacious accommodation approaching 2100 sq ft. (195 sq m.)
- Landscaped Private Rear Garden - (0.15 acres subject to survey)

Extended and Remodelled Family Home in the pretty Village of Hargrave. Approaching 2,100 sq.ft. (195 sqm) of luxurious accommodation, this property offers exceptional Living, Homeworking and Entertaining space. A beautifully landscaped rear garden provides the perfect space, for outdoor enjoyment and entertaining. The front elevation offers extensive off- road parking and a double fully detached garage.

A welcoming Reception Hall with Guest Cloakroom. Two Generously Proportioned Main Reception Rooms, both with French Doors Opening onto the Garden. Separate Formal Dining Room and Useful



Study/Snug. Kitchen/Breakfast Room with Quartz Counters and comprehensive range of cabinets and Appliances. Practical Laundry/Utility Room. Five Comfortable Bedrooms including Principal with En Suite and Well-Appointed Family Bathroom. Attractive, Pleasantly Maturing Gardens, Double Garage and Additional Parking.

Hargrave is a charming, small village situated within rural Northamptonshire - just off the B645 and close to neighbouring boundaries with Cambridgeshire and Bedfordshire. Boasting an attractive and varied mix of properties, with the Anglican All Hallows Church at its heart. The larger villages of Raunds (3 miles) and Kimbolton (5 miles) offer a host of local shops, amenities, and recreational facilities. The nearby towns of Wellingborough, Bedford and St. Neots offer a mainline commuter service, with the recently upgraded A14, M1/M6 and A45 all in proximity. The excellent retail and leisure park at Rushden Lakes is about 8 miles away.

Outside

One of the features of the property is the landscaped private garden which extends to the side and rear with a wrap-around paved pathway, well-kept lawn with shrub beds, paved and gravelled seating areas, mature trees and timber garden studio/store, all enclosed by fencing and hedgerow.





Ground Floor



First Floor

The double garage has light and power and personnel door, with gravelled parking for numerous vehicles to the front and an additional parking to the side aspect.

Ground Floor

Reception Sitting Room - 19'8" x 18' 5" (6.0m x 5.6m)

Reception Family Room - 19'8" x 12' 0" (6.0m x 3.6m)

Reception/Dining - 13'5" x 9'10" (4.1m x 3.0m)

Kitchen - 13'1" x 9' 2" (4.0m x 2.8m)

Study - 9'10" x 9'2" (3.0m x 2.8m)

Guest Cloaks/ w/c

Utility - 9'2" x 6' 3" (2.8m x 1.9m)

Hallway

Garage - 19'8" x 19'4" (6.0m x 5.9m)

First Floor

Bedroom One - 11' 6" x 11' 6" (3.5m x 3.5m)

Ensuite -

Bedroom Two - 12' 2" x 9' 6" (3.7m x 2.9m)

Bedroom Three - 11' 1" x 9' 1" (3.6m x 3.0m)

Bedroom Four - 14' 4" x 7' 7" (4.4m max x 2.3m)

Bathroom -

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