



10 The Drive  
Northampton | Northamptonshire | NN1 4SH

FINE & COUNTRY

# STEP INSIDE

## 10 The Drive

Harwood House is an imposing, detached, family house that has been beautifully renovated, substantially extended and modernised throughout whilst retaining many superb period features. The house which sits on a prominent south-west facing corner plot on this sought after road was built in 1926 for a notable shoe manufacturer, it was designed in the Arts & Crafts style and still retains superb period features including parquet floors and fireplaces.

On entering through the original solid oak front door you are greeted by a lobby area leading through to the main hallway with coats cupboard and a guest cloakroom. On the right is a superb reception room with a leaded glass bay window to the front and corner bay window overlooking the side garden, beams and an impressive minster stone fireplace set into an inglenook style recess. Next is the dining hall which again is another superb room brimming with character which includes a mellow parquet wood floor, beams, a tiled Arts & Crafts original fireplace with wood burner and leaded glass window to the side with views of the garden, a turned staircase leads to the upper floor. Accessed from the dining hall is a further spacious reception room again with leaded glass bay window and period features including a superb fireplace with Delft tiles.

On the left of the main hallway the feel of the house becomes more contemporary with a vast open plan, split level, family kitchen/dining. The sitting area is a good size with window to the front overlooking the front garden, it has a contemporary style living flame electric fire inset into the wall and feature inset mood lighting. This opens into a bright and spacious kitchen/breakfast room which is fitted with an extensive range of sleek white wall and base units with integrated appliances, there is a breakfast area with French doors opening to the walled courtyard. There is a separate utility room. From the main sitting area steps lead down to a snug which is lovely bright room with a vaulted ceiling and glazed doors leading to the rear garden.

On the first floor there is a long central landing with access to all the bedrooms. There are two bedroom suites. The first suite is at the rear of the house and has a tiled fireplace and windows to the side and rear, there is a fully fitted dressing room and a smart en suite shower room. The main suite is an exceptional room with a leaded glass bay window to the front with views towards St Matthews Church, there is a fitted dressing room and a luxurious en suite bathroom with shower. There are a further two double bedrooms and a luxurious family bathroom with a free standing roll top bath and a shower cubicle plus a separate cloakroom. On the upper floor are a further two rooms, one has a fitted cabin bed, and the other is currently used as a gym.

To the front of the house electric gates open to off street parking with access to the garage where there is a fitted EVC. To the side of the garage stairs lead up to a self-contained studio annex with kitchenette and a shower room, this is a great space and ideal for extended family use or a superb home office suite.

The garden to the front is fenced with secure intercom gated access and full CCTV, with an abundance of mature shrubs and trees creating privacy. To the side of the house is a more formal garden with large lawn, patio area with shrubberies and mature trees, there is also a great view of the spire of St Matthews Church. To the rear there is a further fenced garden with two decked patio areas and summer house, this garden is a lovely suntrap, it leads through to a further part covered courtyard area which is at the rear of the kitchen and is a lovely spot for relaxing, photo to changes to follow.

The Drive is a sought after road with a pleasant mix of substantial period homes and is well located with local shops just minutes away, two parks and within easy access to the railway station for commuters.









## SELLER INSIGHT

“10 The Drive has been our home for the past 17 years. From the very first moment I stepped into the porch, I just knew - there was a feeling I couldn't quite explain, and I saw the potential immediately. Within moments of walking through the door, it just felt right.”

“Over the years, we've lovingly modernised the property while honouring its original character. We've done our best to preserve the features that remained, such as the beautiful parquet flooring in the hall and dining room. It's truly been a labour of love.”

“It's hard to choose a favourite room, as we've genuinely enjoyed every space. We've lived in every corner of this home. The lounge, with its log burner, is especially cosy - a real haven during the colder months. But each room has its own warmth and personality.”

“The garden is a joy - completely private with panoramic views, including a lovely outlook onto St Matthew's Church. We've thoughtfully designed different areas to enjoy at various times of the day. One especially loved spot is what we call the “Winter Garden” - a walled area with a heater, where we've spent many peaceful moments.”

“It's ideal for entertaining; we've hosted countless gatherings here over the years, from garden parties to family celebrations. One of my favourite memories is our daughter's engagement party, held a marquee in the garden. My husband also celebrated his 50th here, and Christmases have been especially memorable. The house flows so well, and the dining room comfortably accommodates larger groups without anyone feeling crowded.”

“The community here has also meant a great deal to us. It's friendly and welcoming, with a strong sense of togetherness. St Matthew's Church hosts wonderful events, especially for children - Brownies, clubs, and community gatherings fill the air with laughter which is lovely to hear. The neighbours are kind and respectful, and everything you need is conveniently close by.”

“What I'll miss most is simply everything - the garden, the flow of the home, the sense of peace, the memories we've created. The decision to leave hasn't been easy. We're only moving because we need to downsize, but I'm staying in the area because I love it so dearly. That, I think, says it all.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

# INFORMATION

## 10 The Drive

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### Property Information, Services & Utilities:

Tenure: Freehold.

Council Tax: Band G

Local Authority: Northampton

EPC Rating: C

Services: Mains electric, gas, water & drainage.

Heating: Gas central heating.

Broadband: Full fibre broadband available, we advise you to check with your provider.

Mobile signal: 5G available in this postcode, we advise you check with your provider.

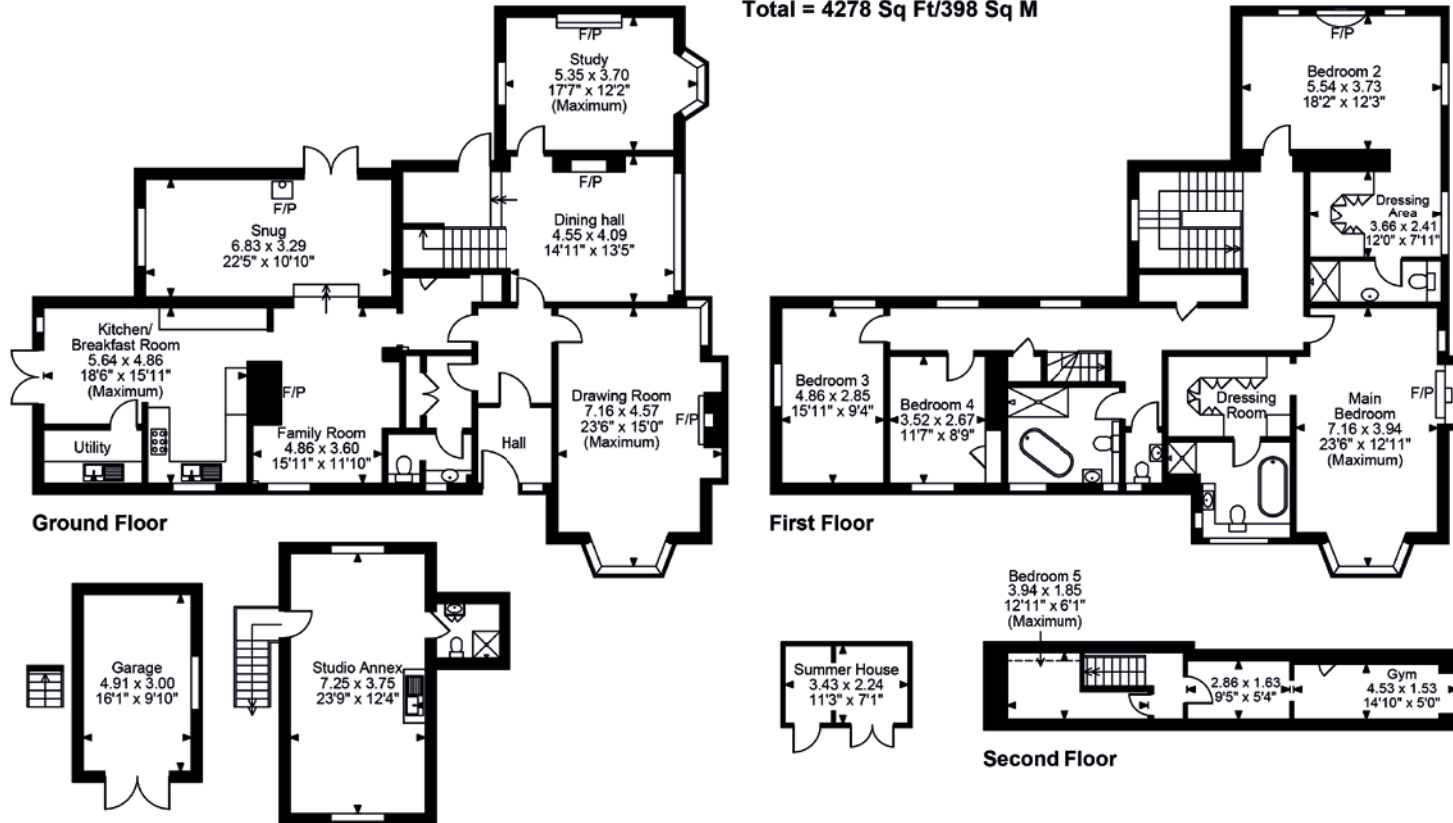
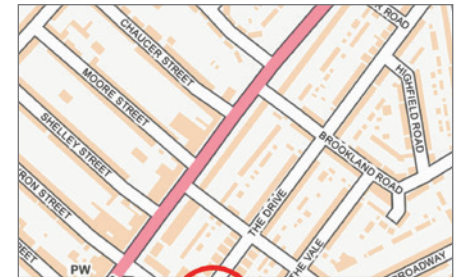
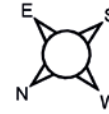
Parking: Garage & off-street parking.

Special notes: There are restrictive covenants on the title, please contact us for more information.



**The Drive, Northampton**  
**Approximate Gross Internal Area**

**Main House = 3712 Sq Ft/345 Sq M**  
**Garage = 159 Sq Ft/15 Sq M**  
**Studio Annex and Summer House = 407 Sq Ft/38 Sq M**  
**Total = 4278 Sq Ft/398 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Tenure: Freehold  
 Council Tax Band: G

*Offers over £1,100,000*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 14.10.2025





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