



**High Street, Hardingstone, Northampton NN4 7BT**

**welcome to**

## **High Street, Hardingstone, Northampton**

William H Brown are pleased to offer for sale this rare opportunity to obtain an established village property. Situated in the heart of Hardingstone the property offers great transport links via the M1 but offers a rural setting. Viewing essential to appreciate what this property has to offer.

### **Entrance Hall**

A welcoming entrance hall giving access to the main living areas, with stairs rising to the first floor. The hallway connects directly to the lounge, study, and kitchen/dining areas.

### **Lounge**

A bright and spacious main reception room featuring a central fireplace, perfect as the heart of the home. French doors open directly onto the rear garden, allowing natural light to flood the room. Ideal for family living or entertaining.

### **Study / Reception Room**

A flexible second reception space, previously used as an office. This room has front-facing windows and is suitable as a working area, snug, or hobby room.

### **Rear Study/Bedroom Five**

Located to the rear of the property, this well-proportioned study provides a quiet and functional workspace. Ideally suited for home working or reading, with good natural light and practical layout.

### **Entertainment Room**

Originally housing the village's manual telephone exchange, this characterful room now serves as a dedicated entertainment or TV room, offering a comfortable and versatile space for relaxing, with excellent proportions and a unique link to the home's history and access to a large loft area.

### **Kitchen / Dining**

A bright and modern open-plan space spanning the rear of the home, featuring marble-effect flooring, under-cupboard lighting, and ample countertop and cupboard storage. There's room for a large dining table, and double doors open directly onto the

garden—creating an ideal family and social hub

### **Utility Room**

The utility room provides a practical and well-organised area fitted with a worktop, sink, and space for laundry appliances. It offers additional storage and leads conveniently into the downstairs bathroom.

### **Downstairs Bathroom**

This luxurious ground-floor bathroom is fully finished with marble-style tiling and includes a whirlpool bath complete with jets, alongside a basin and WC. It offers a relaxing spa-like environment ideal for unwinding.

### **First Floor**

#### **Master Bedroom**

The master bedroom overlooks the rear garden and benefits from a wide bay-style window that draws in natural light. It includes integrated wardrobes and fitted storage, offering excellent space within a peaceful setting.

#### **Bedroom Two**

This front-facing double bedroom features fitted wardrobes and a built-in desk, making it ideal for those needing a dedicated study area. It also includes integrated telephone and Ethernet wiring.

#### **Bedroom Three**

Another well-sized front-facing bedroom, this room provides fitted wardrobe space and shelving, along with the same wired Ethernet and telephone connections found throughout the home, making it versatile for various uses.





#### **Bedroom Four**

The fourth bedroom is a well-designed single room facing the side of the property. It incorporates built-in bed fittings and houses the water tank neatly within fitted cabinetry, making excellent use of the space.

#### **Family Bathroom**

The main first-floor bathroom is fully tiled and fitted with a bath and shower, wash basin, and WC. Its modern finish and generous proportions make it both practical and comfortable for family use.

#### **Loft Access**

Loft access is available from the landing, offering additional storage potential.

#### **Annex Living Area / Reception**

The annex includes a bright living or studio-style reception room with its high ceilings, own independent entrance, making it ideal for guests, extended family, or someone requiring private accommodation. A modern, well-fitted kitchen sits on the ground floor of the annex, equipped with cabinetry and space for appliances, making the annex fully self-sufficient. The first-floor annex bedroom offers good head height and an airy feel, providing a comfortable and private sleeping space separate from the main house.

#### **Outside Rear Garden**

The rear garden is a generous and private outdoor space featuring a large patio area directly behind the house, perfect for outdoor dining and relaxing. A standout feature is the enclosed swimming pool, set within its own section of the garden for added privacy and safety, making it ideal for summer use and family enjoyment.

The garden also includes the detached annex building, positioned towards the rear and offering

an excellent multi-purpose space for leisure, work, or guest accommodation. With a combination of lawn, patio, and the impressive pool and annex facilities, the garden provides a versatile and highly desirable outdoor setting.

#### **Detached Garage**

The property includes a large detached garage that offers significant additional storage or workshop space alongside secure gated parking.



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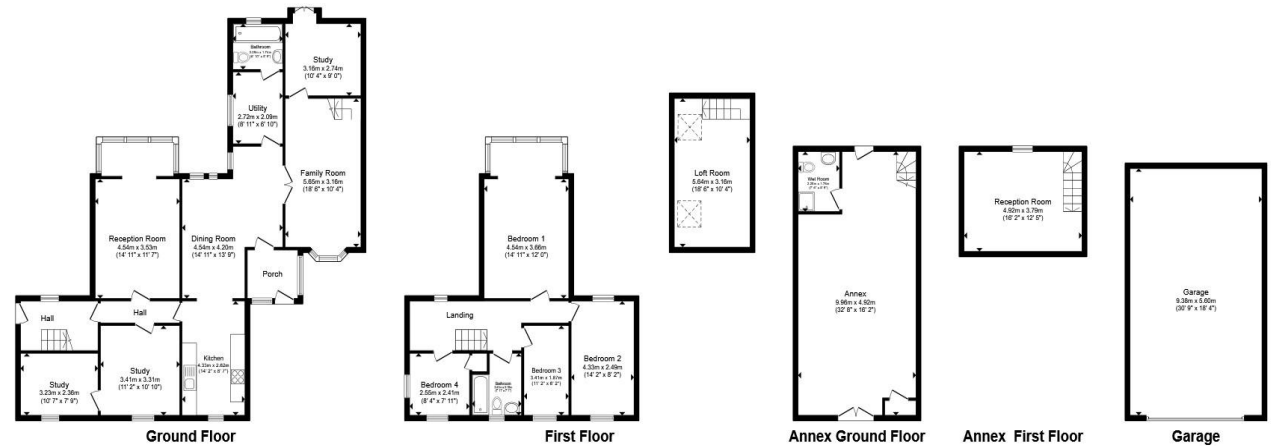
## High Street, Hardingstone, Northampton

- Village location
- Four/five bedroom detached
- Separate annex
- Swimming pool
- Detached garage and driveway

Tenure: Freehold EPC Rating: E

Council Tax Band: E

**£750,000**



Total floor area 321.6 m<sup>2</sup> (3,462 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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