

BRENNAN

BESPOKE

£600,000
Church Road
Hargrave, NN9 6BQ

PROPERTY SUMMARY

Located in the sought-after village of Hargrave, within easy reach of Kimbolton School, this impressive detached home offers generous and versatile accommodation extending to over 2,400 sq. ft., making it ideal for modern family living. The ground floor welcomes you with a large sitting room featuring a bay front and double doors opening into the garden, a separate dining room, and a spacious family room offering multiple options for entertaining and relaxation. The well-appointed kitchen/breakfast room is supported by a utility room, while a dedicated study provides the perfect space for home working. A cloakroom completes the downstairs accommodation. On the first floor, there are five bedrooms, including a generous principal bedroom with built-in storage. The family bathroom is complemented by an additional WC, offering practicality for a busy household. Externally, the property benefits from a double garage with ample driveway parking, and a private rear garden ideal for outdoor entertaining and family activities. Hargrave is a peaceful village with excellent community spirit, while the renowned Kimbolton School and the amenities of nearby towns provide both convenience and accessibility. This home combines space, flexibility, and a desirable village setting, making it a wonderful opportunity for families seeking a well-connected rural lifestyle.

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BRENNAN BESPOKE

OFFICE ADDRESS

BRENNAN BESPOKE
2 The Tithe Barn Glendon Lodge Farm
Glendon
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NN14 1QF

OFFICE DETAILS

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For identification only not to scale

BRENNAN
BESPOKE

LOCAL AUTHORITY
East Northamptonshire

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements