



26 Cross's Grange
Northampton, NN7 2FD



Derran Dooley

Partnered With

Simpsons
Property Experts



A truly rare opportunity to acquire a 70% shared ownership home in the picturesque village of Hartwell. Shared ownership properties in villages such as Hartwell are few and far between, making this an excellent opportunity for buyers looking to enjoy countryside living at an affordable price point.

This spacious two-bedroom end-of-terrace home enjoys a wonderful position backing directly onto open farmland, providing picturesque views and a peaceful rural backdrop that perfectly captures the charm of village living. Ideally situated between Northampton and Milton Keynes, Hartwell offers the best of both worlds – a tranquil countryside setting with excellent access to larger towns, commuter routes and everyday amenities.

The accommodation comprises an entrance hall, fitted kitchen, convenient downstairs WC and a spacious open-plan lounge/diner to the rear. French doors open directly onto the enclosed rear garden, creating a wonderful connection between indoor and outdoor living. The garden also benefits from a useful storage shed.

Upstairs, there are two well-proportioned bedrooms, with the principal bedroom being particularly impressive in size, alongside a family bathroom.

Outside, the property benefits from a driveway providing off-road parking for two vehicles.

Hartwell is a thriving village with a strong sense of community and a range of amenities close by, including a convenience store, local church and traditional village pub, all within walking distance. For those who enjoy the outdoors, Salcey Forest is just a short drive away, offering scenic woodland walks and cycling routes.

Additional Information: Leasehold. 70% Shared Ownership. Monthly rent payable on the remaining share: £203.19. Monthly service charge: £30.44. Council Tax Band B. EPC Rating C.

Combining affordable home ownership with generous living space, stunning countryside views and an enviable village lifestyle, this is a rare opportunity not to be missed.



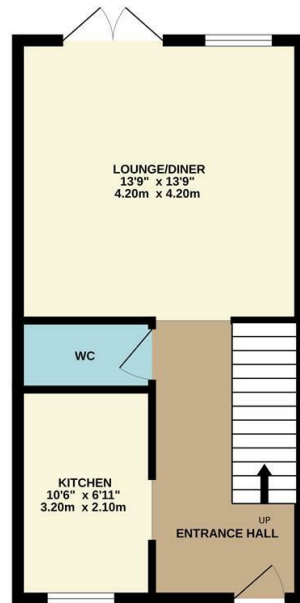
70% Shared Ownership £196,000



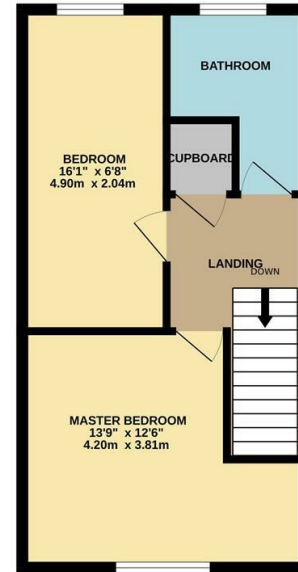
Hartwell is a charming Northamptonshire village situated between Northampton and Milton Keynes, offering a peaceful rural setting with a strong community feel. The village benefits from a convenience store, local church and traditional pub, whilst nearby Salcey Forest provides miles of beautiful woodland walks and cycling routes, making it an ideal location for those seeking a countryside lifestyle.



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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