



Holly Cottage, 20 Forest Road, Hartwell, Northamptonshire, NN7 2HE

HOWKINS &
HARRISON

Holly Cottage,
20 Forest Road,
Hartwell,
Northamptonshire,
NN7 2HE

Guide Price: £375,000

Situated within the popular and well serviced village of Hartwell, this charming, terraced cottage has been beautifully updated by the current owner. The spacious accommodation comprises entrance porch, dining room, sitting room, open plan kitchen/garden room, plus three double bedrooms and a family bathroom. To the rear, the cottage further benefits from a thoughtfully landscaped and very generous rear garden complete with an outbuilding, potting shed and greenhouse.

Features

- Village location
- Beautifully presented throughout
- Three generous bedrooms
- Family bathroom
- Kitchen/garden room with patio doors to the garden
- Sitting room & dining room
- Wood burning stoves
- Character features yet practical living
- Large landscaped rear garden
- EPC rating: D



Location

The popular village of Hartwell is situated approximately eight miles south of Northampton close to Salcey Forest, which is open to the public, and eight miles north of Milton Keynes.

Amenities in the village include a highly regarded primary school, general store/shop and public house with further amenities in the adjoining village of Roade including a secondary school. Train stations at nearby Milton Keynes and Northampton offer services to London Euston with journey times of approximately 30 minutes and 50 minutes respectively.

Sporting activities in the area include golf at Whittlebury Hall, Silverstone and Woburn, sailing at Caldecote Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!



Ground Floor

Entrance porch, leading to the beautifully presented dining room and sitting room, both benefitting from a wood-burning stove. The kitchen has a range of fitted units and is open plan to the garden room, with patio doors leading to the rear garden.

First Floor

Off the landing are three very generous bedrooms, sharing a four-piece family bathroom complete with a roll-top bath and separate shower.





Outside

The property is approached by a low maintenance front garden enclosed by iron railings. To the rear, the large garden has been thoughtfully landscaped, to include a lovely patio seating area, numerous well-stocked flower beds, a brick built shed, potting shed, greenhouse and a well.

There is a pedestrian right of way across the back of Holly Cottage, serving the neighbouring cottages, essentially in this modern day allowing for the movement of wheelie bins. Holly Cottage likewise enjoys the same right of way.

Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

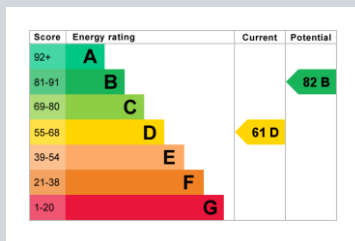
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - D



Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

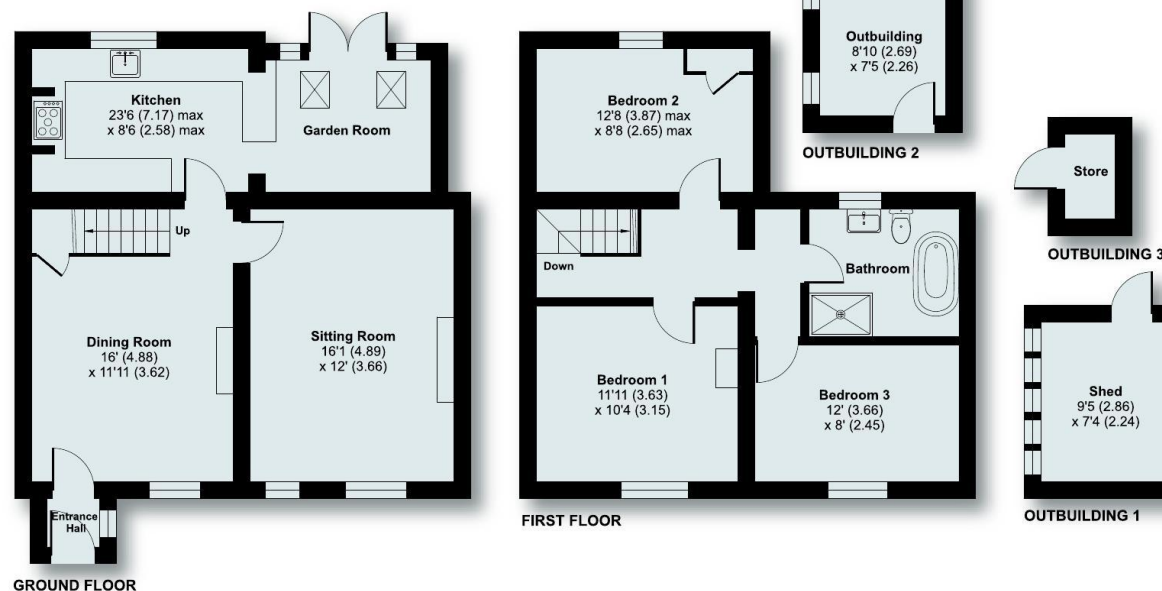
Forest Road, Hartwell, Northampton, NN7

Approximate Area = 1146 sq ft / 106.4 sq m

Outbuildings = 149 sq ft / 13.8 sq m

Total = 1295 sq ft / 120.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1529075

HOWKINS & HARRISON

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.