



Hardingstone Lane
Hardingstone, Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



Hardingstone Lane

Hardingstone, Northampton, NN4 6DE

TOTAL AREA: APPROX. 259.45 SQ. METRES (2792.7 SQ. FEET)

SITUATED IN THE EVER-POPULAR VILLAGE OF HARDINGSTONE, THIS INDIVIDUAL AND DECEPTIVELY LARGE FOUR-BEDROOM DETACHED HOME OFFERS APPROXIMATELY 2,792 SQ FT OF VERSATILE LIVING SPACE IDEAL FOR MODERN FAMILY LIFE AND ENTERTAINING.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- KITCHEN / DINING ROOM
- UTILITY ROOM
- LIVING ROOM

SECOND FLOOR

- LANDING
- BEDROOM ONE (EN-SUITE)

LANDING

- BEDROOM TWO (EN-SUITE)
- TWO FURTHER BEDROOMS
- BATHROOM

OUTSIDE

- FRONT GARDEN
- PARKING
- REAR GARDEN

£575,000 Freehold





THE PROPERTY

Set on a generous plot with a 150ft rear garden, this unique home boasts countryside views and is offered to the market with no onward chain.

The ground floor welcomes you with a spacious entrance hall and cloakroom. To the front is a 24ft sitting room, while the heart of the home is a stunning 23ft open-plan kitchen/dining room, perfect for family gatherings. A separate utility room adds further convenience. The highlight is the 39ft vaulted-ceiling living room featuring three sets of patio doors that flood the space with natural light and open directly onto the rear garden.

The first floor includes generous second bedroom with walk-in wardrobe and en-suite shower room, two additional double bedrooms, both with built-in wardrobes and a well-appointed family bathroom

Occupying the entire top floor is a luxurious 31ft principal bedroom suite, complete with Juliet balcony, countryside views, and a private en-suite shower room.

To the front, there is a large driveway providing ample off-road parking. The rear garden is a standout feature, comprising a large paved patio and an extensive 150ft lawn bordered by mature trees and backing onto open fields, offering peace and privacy.

This substantial home blends space and a prime village setting - a rare opportunity for growing families or those seeking flexible accommodation with exceptional outdoor space.

EPC Rating C. Council Tax Band E.



MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band E
EPC Rating	C
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Ask Agent
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

Hardingstone, once a village on the southern edge of Northampton, now forms a suburb of the Borough Council area. Separated from the nearby village of Wootton by the B526 Newport Pagnell Road, it is less than ¼ mile from the A45 Northampton ring road which in turn provides access to M1 J15. Northampton also has a mainline train station to London Euston and Birmingham New Street. The original village school is now home to the Village Hall Association with the primary school now relocated to a modern building in Martin's Lane. Hardingstone also boasts two public houses, The Crown and The Sun, a 12th Century parish church of St Edmund, plus hairdresser, post office and supermarket. Further shopping, leisure, medical and local government services can be accessed in nearby Wootton, Far Cotton, Hunsbury or in Northampton town centre, though Milton Keynes is also only 17 miles away via the M1.

IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. 259.45 SQ. METRES (2792.7 SQ. FEET)





📞 01604 624900

✉ thevillageagency@jacksongrundy.co.uk

🌐 www.jacksongrundy.com

📘 @jacksongrundyestateagents

**JACKSON
GRUNDY** | *The
Village
Agency*