



Hall Gardens

East Haddon, Northampton

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



Hall Gardens

East Haddon, Northampton, NN6 8BL

TOTAL AREA: APPROX. 161.87 SQ. METRES (1742.4 SQ. FEET)

AN INDIVIDUAL DETACHED PROPERTY WITH A BEAUTIFULLY STYLED INTERIOR, SET ON A GENEROUS PLOT IN THIS HIGHLY DESIRABLE VILLAGE, SURROUNDED BY ROLLING COUNTRYSIDE.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- WC
- SITTING ROOM
- KITCHEN / BREAKFAST ROOM
- CONSERVATORY
- FAMILY ROOM / BEDROOM FOUR

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- SIDE & REAR GARDENS

FIRST FLOOR

- LANDING
- BEDROOM ONE (EN-SUITE)
- BEDROOM TWO
- BEDROOM THREE
- SHOWER ROOM

£625,000





THE PROPERTY

An individual detached property with a beautifully styled interior, set on a generous plot in this highly desirable village, surrounded by rolling countryside.

The spacious entrance hall offers plenty of room for furniture and features a striking staircase with contemporary glass panels. A cloakroom with coat storage leads to a WC, with potential to create a shower room if desired.

The sitting room enjoys a cosy multi-fuel stove and opens onto a large conservatory overlooking the garden, which in turn connects to the kitchen/breakfast room. The kitchen is fitted with integrated appliances, a walk-in pantry, and a three-oven AGA (available by separate negotiation). A versatile family room/fourth bedroom and a useful utility room with additional appliance space complete the ground floor.

Upstairs, the main bedroom boasts a balcony, walk-in wardrobe, and an en-suite bathroom with a freestanding roll-top bath. There are two further bedrooms served by a modern shower room with a walk-in shower.

Outside, the property provides parking for several vehicles along with an 18' x 17' double garage. The large gardens wrap around the house to the front, side, and rear, offering lawns and a variety of seating areas to enjoy the sun throughout the day.

EPC Rating C. Council Tax Band F.

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	Ask Agent
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Ask Agent
EPC Rating	C
Electricity Supply	Mains
Gas Supply	Ask Agent
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Electric Heating
Parking	Ask Agent
EV Charging	Ask Agent
Accessibility	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

East Haddon is a small village, 8 miles from Northampton, with a thriving community spirit and a variety of clubs and societies. It has a pub/hotel, The Red Lion, incorporating The Shires Cookery School which offers an extensive range of specialist classes, a church, chapel, village hall and primary school which feeds into Guilsborough Secondary School less than 4 miles away. Featured on BBC Gardeners World, Haddonstone's acclaimed show gardens are also located here in the village within Manor House gardens. The nearby villages of The Bringtons, Ravensthorpe, Spratton and Long Buckby, all of which are positioned within a 3 mile radius, provide further local amenities with the latter also having a mainline rail service to London Euston and Birmingham New Street. Access to M1 motorway Junction 18 and A5 Watling Street can be gained less than 7 miles away via the A428 Northampton to Rugby road which runs just south west of East Haddon.

IMPORTANT NOTICE

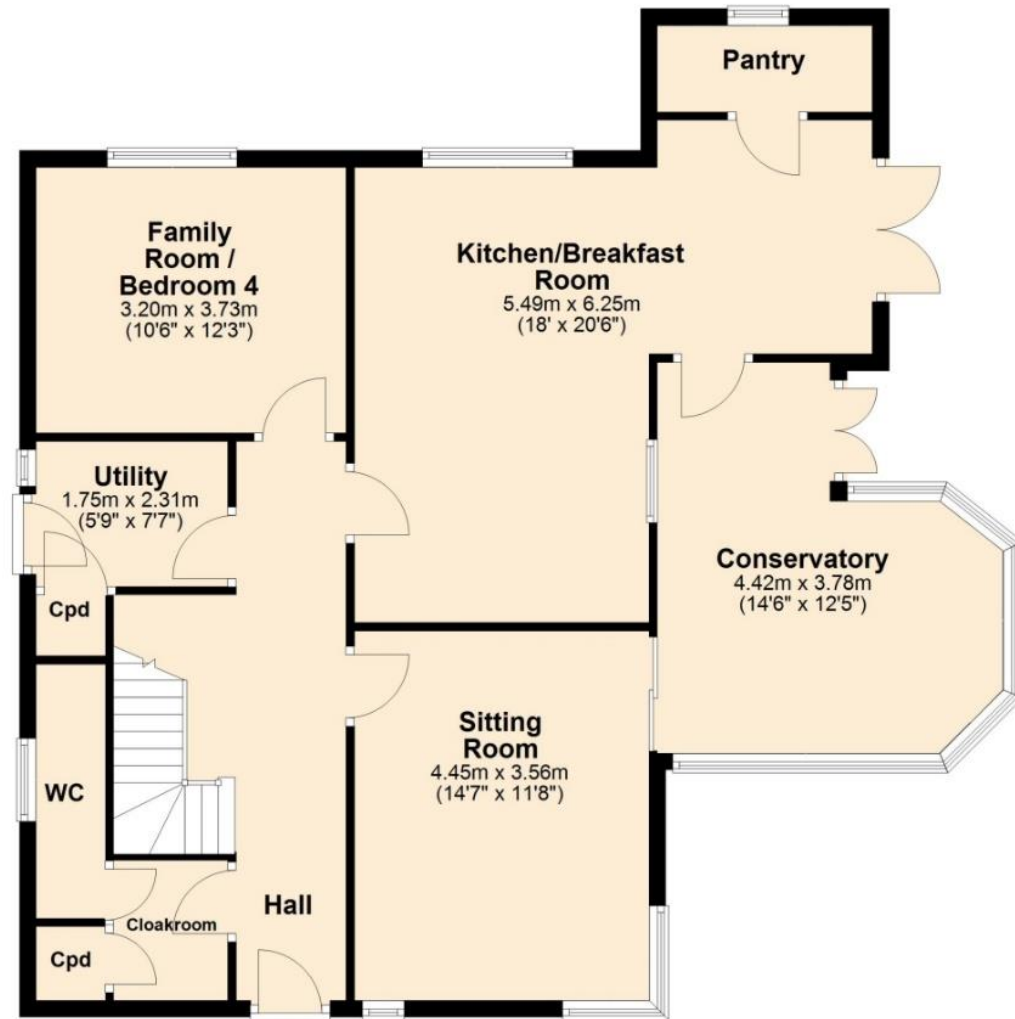
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements,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

FLOORPLAN

TOTAL AREA: APPROX. 161.87 SQ. METRES (1742.4 SQ. FEET)

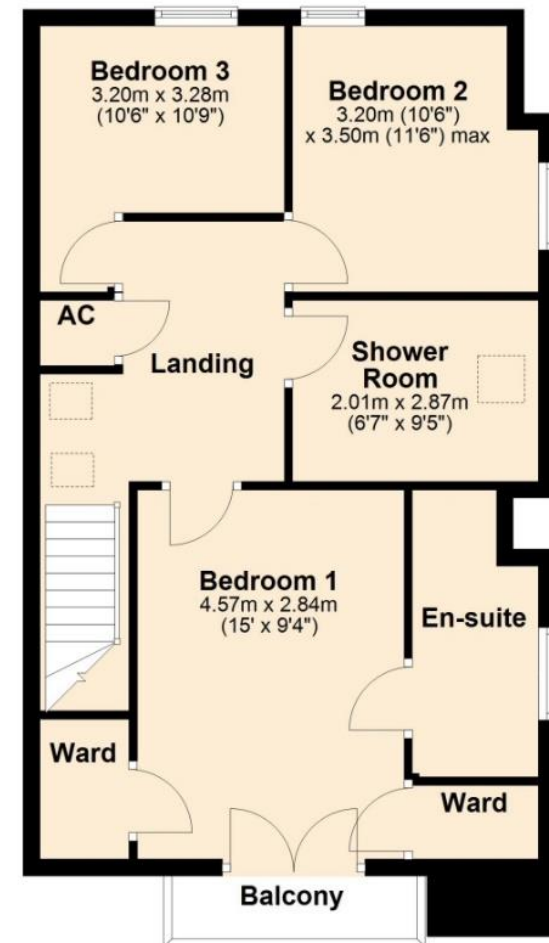
Ground Floor

Approx. 100.9 sq. metres (1085.6 sq. feet)



First Floor

Approx. 61.0 sq. metres (656.8 sq. feet)





01604 624900

thevillageagency@jacksongrundy.co.uk

www.jacksongrundy.com

@jacksongrundyestateagents

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