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Forest Road, Hartwell  
Northampton  
Northamptonshire, NN7 2HE  
£385,000 Cottage



Department: Sales

Tenure: Freehold



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FOUR BEDROOM CHARACTER COTTAGE WITH LARGE FAMILY KITCHEN, IN A POPULAR SOUTH NORTHANTS VILLAGE WITH A HIGHLY RATED PRIMARY SCHOOL.

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#### GROUND FLOOR

- HALLWAY
- LOUNGE
- KITCHEN/DINING ROOM

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#### FIRST FLOOR

- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

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#### OUTSIDE

- FRONT GARDEN
- REAR GARDEN

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## THE PROPERTY

Jackson Grundy is pleased to offer to the market this much improved, character cottage located in the desirable village of Hartwell having many local amenities to include an excellent primary school.

Further benefits include gas central heating to radiators and double-glazing. Accommodation offers an entrance hall, good-sized contemporary kitchen/dining room with door on to patio, lounge with open fireplace, first floor landing, four bedrooms, four-piece bathroom, front garden with side gate to an enclosed rear garden. Viewing comes highly recommended. NO CHAIN.

EPC Rating: D. Council Tax Band: D.







## MATERIAL INFORMATION

Type	Cottage
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band D
EPC Rating	D
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	On Street
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves
Rights and Easements	Ask Agent



## LOCATION

Located to the south of Northamptonshire and just north of Buckinghamshire, Hartwell is less than 5 miles from M1 J15 and only 8 miles from the centre of Northampton. Within the village itself are a parish church, primary school, public house, community centre and village shop. However, Hartwell is best known for being situated next to Salcey Forest, a former medieval hunting forest which is still commercially active for timber products and is now managed by the Forestry Commission, who in 2005 constructed a tree top walk which takes you 20 metres up into the trees and is 300 metres long with lookout towers and a rope bridge. Additional facilities and amenities can be accessed in the nearby larger village of Roade 2 miles away, with high street shopping and local government provisions being available in Northampton along with a mainline rail service to both London Euston and Birmingham New Street.

## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2.These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

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## FLOORPLAN

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

