



THE GARDEN COTTAGE
CHURCH STREET • HARGRAVE • NN9 6BW

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AT A GLANCE

- Characterful cottage in delightful village setting.
- Around 1,190 square feet of substantially remodelled and enhanced accommodation.
- Spacious and light, open plan living space with extensive glazing.
- Comfortable sitting room with wood burning stove and French doors opening onto the garden.
- Dining area and carefully crafted kitchen/breakfast area with comprehensive range of cabinets and appliances.
- Adjacent utility area and guest cloakroom.
- Principal bedroom with Juliet balcony overlooking the garden.
- Two additional bedrooms and well-appointed bathroom with bath and separate shower.
- Courtyard setting with off-road parking and delightful garden.
- Air-source heat pump with underfloor heating – EPC rated D.
- Peaceful, rural environment with nearby walks and bridleways.

THE VILLAGE

Hargrave is a charming, small village situated within rural Northamptonshire - just off the B645 and close to its borders with Cambridgeshire and Bedfordshire – boasting an attractive and varied mix of properties, with the Anglican All Hallows Church at its heart. The larger villages of Raunds (3 miles) and Kimbolton (5 miles) offer a host of local shops, amenities and recreational facilities. The nearby towns of Wellingborough, Bedford and St. Neots offer a mainline commuter service, with the recently upgraded A14, M1/M6 and A45 all in close proximity. The excellent retail and leisure park at Rushden Lakes is about 8 miles away.

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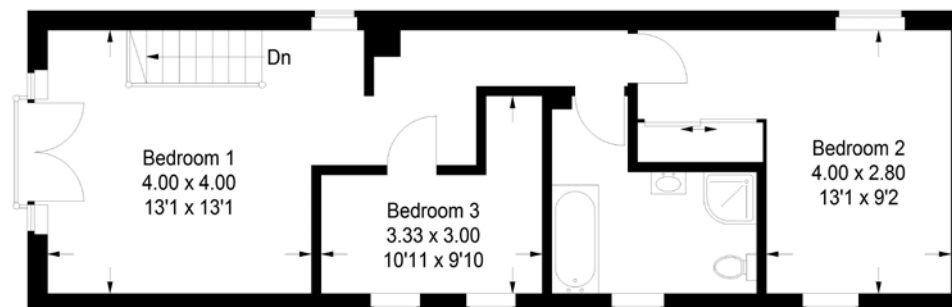
Approximate Gross Internal Area = 110.6 sq m / 1190 sq ft

THE PROPERTY

The Garden Cottage is a hidden gem offering superbly presented accommodation, set well back from the road in a delightful, courtyard setting with parking and garden.

The property has been extensively remodelled and upgraded to offer accommodation of undoubted quality, with spacious living areas featuring extensive glazing, including a well-crafted kitchen/breakfast room with integrated oven, hob and dishwasher, dining area and welcoming sitting room with French doors opening onto the rear garden terrace, along with a woodburning stove for cosy evenings. There is also a practical utility room and guest cloakroom.

A hardwood staircase leads from the sitting room to the first floor, comprising an attractive galleried bedroom with Juliet balcony overlooking the garden, two further bedrooms and a fully remodelled and refitted bathroom with both roll-top bath and separate shower.



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1244625)

Housepix Ltd



BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete

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