

4 GRANGE FARM

CHURCH ROAD • HARGRAVE • NN9 6BQ





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AT A GLANCE

- Extended and Remodelled Family Home in Established Village Close of just Three Individual Properties.
 - Approaching 2,100 Square Feet with Ample Space for Living, Homeworking and Entertaining.
 - Welcoming Reception Hall with Guest Cloakroom.
 - Two Generously Proportioned Main Reception Rooms, both with French Doors Opening onto the Garden.
 - Separate Formal Dining Room and Useful Study/Snug.
- Kitchen/Breakfast Room with Quartz Counters and Comprehensive Range of Cabinets and Appliances.
 - Practical Laundry/Utility Room.
- Five Comfortable Bedrooms including Principal with En Suite and Well-Appointed Family Bathroom.
 - Attractive, Pleasantly Maturing Gardens, Double Garage and Additional Parking.

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.

**Peter
Lane**
PARTNERS
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Guide Price £735,000

Kimbolton branch: 01480 860400
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THE PROPERTY

This established family home offers approaching 2,100 square feet of comfortable, versatile accommodation within this peaceful and characterful village. The property is delightfully situated within a courtyard of just three individual residences and features four reception rooms, a spacious and well-fitted kitchen/breakfast room plus a utility room, five bedrooms and two bath/shower rooms.

The generous side and rear gardens are well maintained and there is also a double garage and ample additional parking.

THE ACCOMMODATION

The welcoming reception hall with guest cloakroom and turning staircase to the first floor provides access to all principle rooms. There are two generous main reception rooms; both feature wood flooring and are dual aspect with attractive bow windows and French doors opening onto the garden, the family room also features a brick open fireplace.

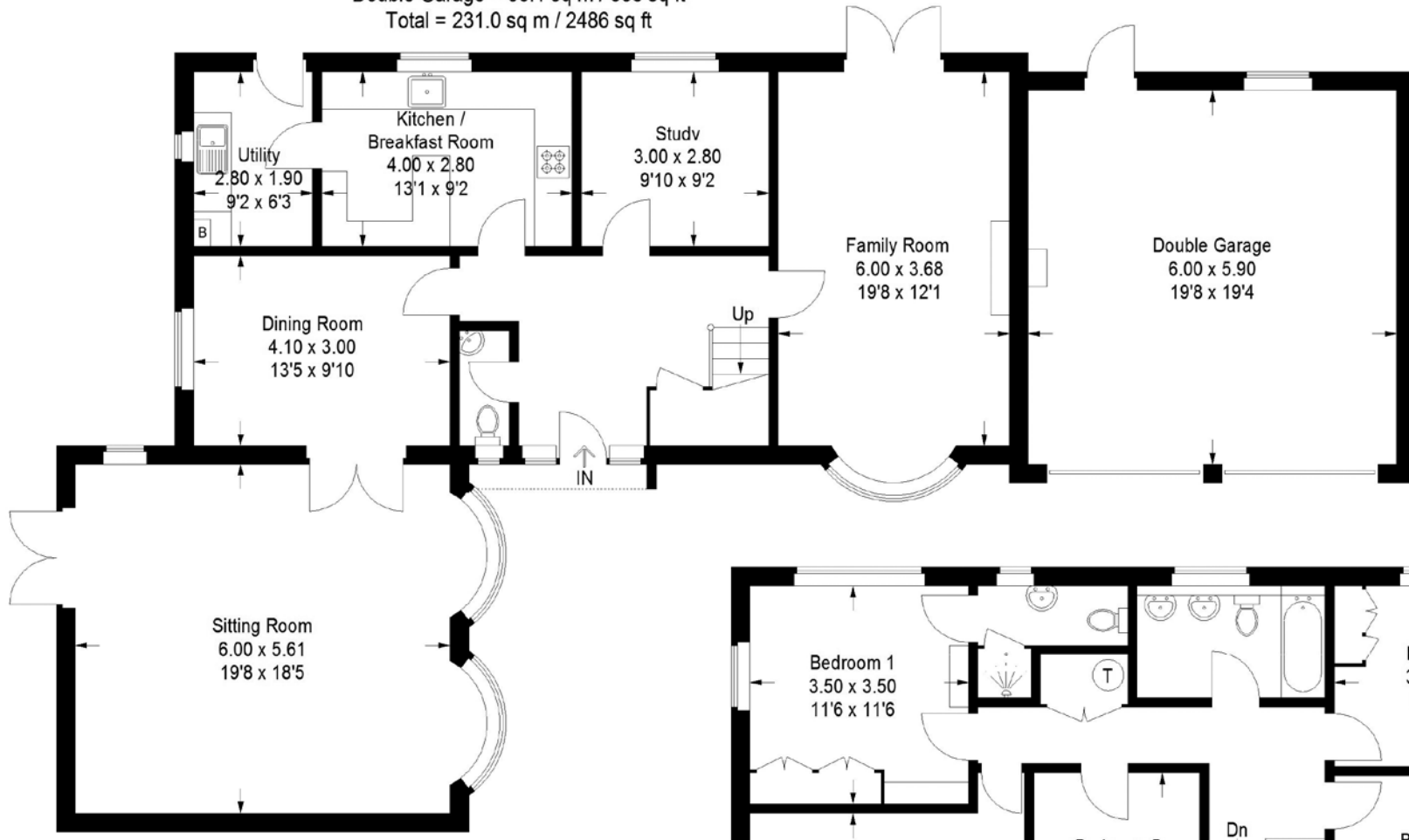
For those needing more space for entertaining and working from home, there is a separate formal dining room as well as an additional study/snug.

The well-fitted kitchen/breakfast room features quartz counters, an array of painted cabinets and appliances including double ovens, hob and extractor, space and plumbing for dishwasher, kick space heater, tiled floor and recessed ceiling down lighters. The adjacent laundry/utility room is a practical addition with fitted cabinets to complement the kitchen, inset sink, plumbing for washing machine, oil-fired central heating boiler and a door to the garden; ideal for dealing with muddy boots and dogs!

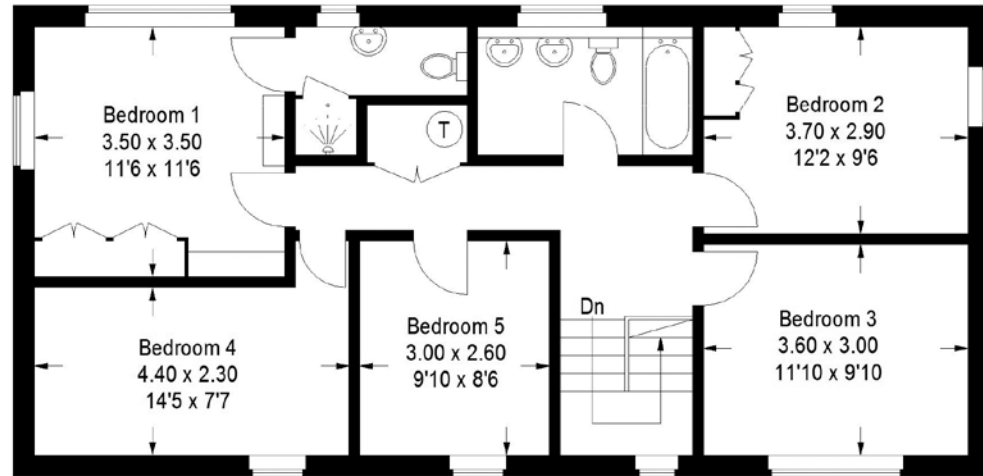
The first floor has a part-galleried landing with window to the front. There are five generous and comfortable bedrooms with one currently configured as a home office. The principal bedroom has a range of fitted furniture and an en suite shower room and there is a well-appointed family bathroom with twin washbasins, panelled bath and WC.



Approximate Gross Internal Area = 194.9 sq m / 2098 sq ft
 Double Garage = 36.1 sq m / 388 sq ft
 Total = 231.0 sq m / 2486 sq ft



Ground Floor



First 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. (ID1149354)

Housepix Ltd





OUTSIDE

One of the features of the property is the excellent, private garden which extends to the side and rear and offers a wrap-around paved pathway, well-kept lawn with shrub beds, paved and gravelled seating areas, mature trees and timber garden studio/store, all enclosed by fencing and hedgerow.

There is a double garage with light power and personnel door, with gravelled parking to the front and an additional parking space to the side.



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