

29 Cross's Grange, Hartwell, Northamptonshire, NN7 2FD

HOWKINS & HARRISON

29 Cross's Grange,
Hartwell,
Northamptonshire,
NN7 2FD

Guide Price: £600,000

A substantial, detached, five-bedroom family home in a cul-de-sac location with open views to the rear. The generous accommodation is laid out over three floors and comprises entrance hall, cloakroom, sitting room, study, superb kitchen/dining/family room, utility, five bedrooms with an en-suite to the master bedroom, and two further bathrooms. There is driveway parking, a single garage and a lovely South-Easterly facing rear garden with open views over farmland.

Features

- Substantial detached family home
- 1,893 sq ft living accommodation
- Five bedrooms
- En-suite and two further bathrooms
- Sitting room and study
- Superb Kitchen/Dining/Family room
- Cloakroom and utility room
- Integral garage & driveway parking
- South-easterly facing garden
- Open outlook over farmland
- EPC Rating: C







Location

The popular village of Hartwell is situated approximately eight miles south of Northampton close to Salcey Forest, which is open to the public, and eight miles north of Milton Keynes.

Amenities in the village include a highly regarded primary school, general store/shop and public house with further amenities in the adjoining village of Roade including a secondary school, doctors surgery, Chemists, hairdressers and a variety of convenience stores. Train stations at nearby Milton Keynes and Northampton offer services to London Euston with journey times of approximately 30 minutes and 50 minutes respectively.

Sporting activities in the area are varied, with the most local being Salcey Forest on the doorstep, perfect for walking, cycling and with a full network of bridleways. Golf courses locally include Collingtree Park, Whittlebury Hall, Silverstone and Woburn. Hartwell is situated with good access to Northampton, Milton Keynes, Bedford and Newport Pagnell, which all offer a wide variety of dining, shopping and leisure opportunities.



Ground Floor

The central hallway has a cloakroom off, and doors to the spacious sitting room, study and superb “live-in” kitchen / dining / family room with an expanse of bi-fold doors opening to the garden. There is a utility room which has a door into the garage.

First Floor

The landing leads to the master bedroom with en-suite shower room, two further bedrooms and a family bathroom.

Second Floor

There are two generous double bedrooms and another shower room.











Outside

The property occupies a cul-de-sac position within this ever popular and well serviced village. There is driveway parking and access to the attached garage. Gated access leads to the lovely rear garden, which is predominantly laid to lawn and South-easterly facing with an open outlook over farmland.

Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.










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Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

Services

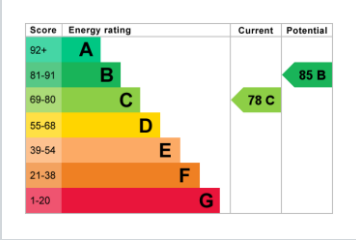
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority

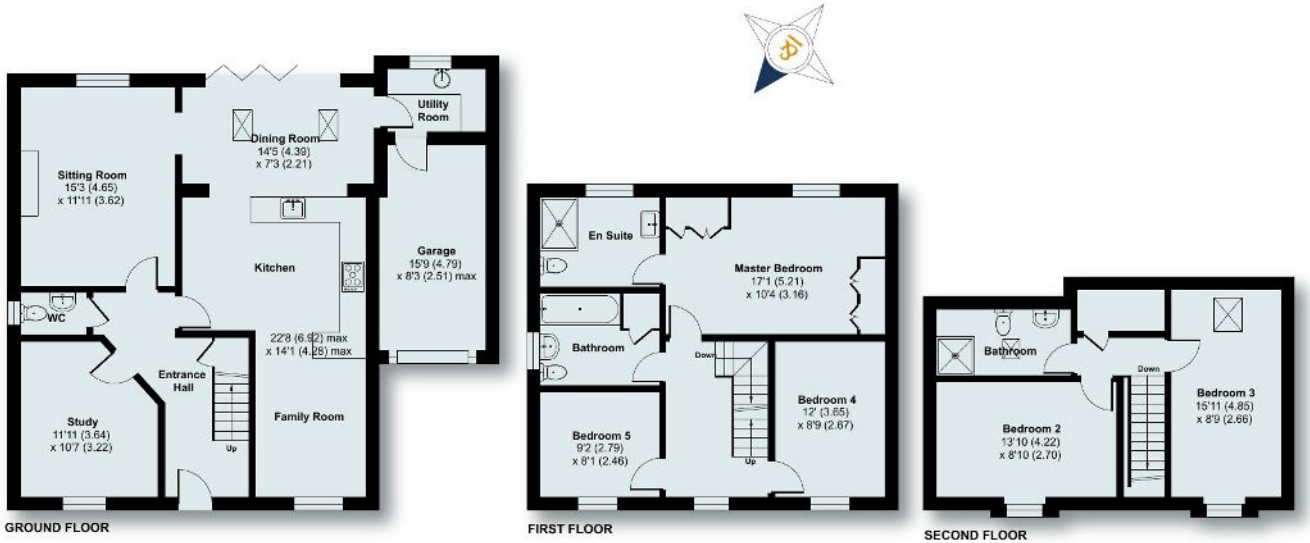
West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F



Cross's Grange, Hartwell, Northampton, NN7

Approximate Area = 1893 sq ft / 175.8 sq m
Outbuilding = 127 sq ft / 11.7 sq m
Total = 2020 sq ft / 187.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Howkins & Harrison. REF: 1459901

HOWKINS & HARRISON

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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