

GREENER **Country** HOUSES & COTTAGES

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12 Hall Close, Harpole, Northampton, NN7 4DY



# 12 Hall Close, Harpole, Northampton, NN7 4DY

A rare opportunity to acquire a forever family home in a sought-after village location with open country views, an extensive plot of circa 0.5 acres for private outdoor living and with scope for extending. Over the years, it has been thoughtfully extended to include a home office and a conservatory. The bright and spacious interior offers versatile accommodation, featuring a welcoming dining hall, an L-shaped sitting room with additional dining space, and a well-appointed kitchen fitted with integrated appliances. Upstairs, the principal bedroom benefits from a stylishly refitted en suite, complemented by three further bedrooms and a modernised family bathroom. Outside, the generous gardens, mainly laid to lawn and partially enclosed with post and rail fencing and include a sun drenched terrace perfectly positioned to enjoy the views.

## Guide Price £775,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### DINING HALL

18'1 x 14'4

The dining hall is accessed via storm porch. There is a double glazed bay window to the front elevation, high quality flag tiled flooring and stairs to the first floor. Double doors lead into the lounge, further doors to the kitchen and to:



##### CLOAKROOM

Fitted in a suite with W.C and wash basin. There is tiling to splash areas.

##### LOUNGE/DINING ROOM

25'4 x 11'10 + 11'9 x 8'8

A light and airy room, providing flexible use , including a further dining area. The focal point of the room is the fireplace with stone surround and hearth. There are dual aspect double glazed windows, high quality oak flooring and doors to connecting rooms.



##### OFFICE

11' x 10'9

The office also has dual aspect double glazed windows, oak flooring and double doors into

##### CONSERVATORY

10'11 x 10'10

Which features wood effect flooring windows and doors to the garden and further connecting door into the lounge.

##### KITCHEN

15'2 x 10'8

Fitted in a range of modern floor and wall mounted cabinets with wooden work surface incorporating and sink and drainer with mixer taps. The integrated appliances comprise oven, hob with extractor and dishwasher. There are double glazed windows to the rear and door to:



##### UTILITY

With plumbing for a washing machine, door to front and further connecting door to the garage/gym

#### FIRST FLOOR

A spacious landing provides access to all principal first floor rooms.



##### BEDROOM ONE

17'2 x 14'8

A spacious bedroom with two sets of fitted wardrobes, a window overlooking the garden and door to



##### EN SUITE

6'8 x 5'

A stylish en suite with W.C, wash basin and walk in double shower with glass screen. There is a heated towel rail and herring bone tiling to splash backs.



##### BEDROOM TWO

17'1 x 10'4

Another very good sized double bedroom with fitted wardrobe and twin double glazed windows to the front



##### BEDROOM THREE

10'9 x 7'8

Double glazed window to the rear

##### BEDROOM FOUR

10'10 x 6'10

Double to the front and wardrobe recess



#### REAR GARDEN

The wonderful, large and well maintained garden is a particular feature of the property. To the rear, a patio area extends into the main garden, which is predominantly laid to a large expanse of lawn with well-stocked borders and several mature trees. A secondary sun terrace is tucked into one corner—perfect for alfresco dining, entertaining, or simply taking in the stunning views of the surrounding countryside and the house itself. The garden is enclosed by a mix of post-and-rail fencing and established hedging. In total, the property occupies approximately 0.5 acres.



#### GARAGE/GYM

15'7 x 14'6 plus storage

The garage has been partitioned to create a gym. There are double glazed windows and door to the rear. Wall mounted central heating boiler and connecting door to a storage area behind the garage doors. Thye partition could easily be removed and this area returned for use as a garage.

#### SERVICES

All mains services are connected and heating is provided by a recently replaced boiler and radiators.

#### COUNCIL TAX

West Northamptonshire Council - Band G

#### LOCAL AMENITIES

Within the village of Harpole there is a Village Store/Newsagents, The Parish Church of All Saints and The Turnpike Hotel/Restaurant. The Harpole Primary School is located in Larkhall Lane and Secondary Schooling is at Bugbrooke Campion School with private schooling available at Quinton House at Upton and Northampton School for Girls. Access to the M1 motorway Junction 16 is approximately three miles away and the main line station to Northampton London Euston is situated at Castle Station in Northampton.

#### HOW TO GET THERE

From Northampton proceed in a westerly direction along the A4500 dual carriage way from Sixfields signposted towards the M1 junction 16. At the Kislingbury roundabout junction with Sandy Lane continue straight on along the dual carriage way and then take the first turning right signposted to Harpole. Proceed into the village along Northampton Road and then bear left into High Street and follow this road to the triangular green where you turn left into Glassthorpe Lane. Turn left into Hall close and then right at the T junction where you will find the property at the end of the cul de sac.

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