



# Lower End

Hartwell, Northamptonshire

oriordanbond  
SALES & LETTINGS



## Lower End

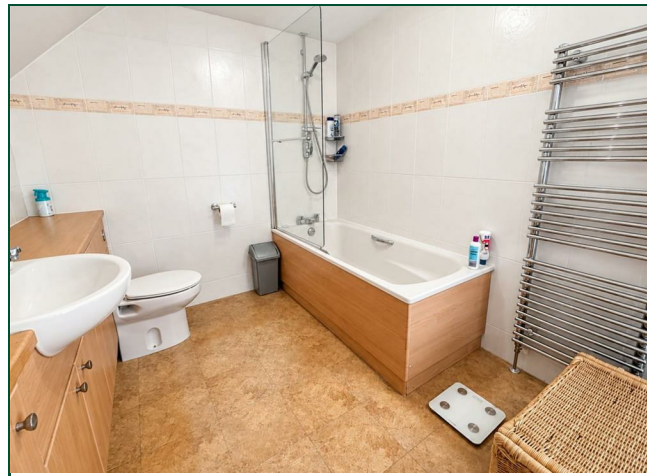
Hartwell  
NN7 2HS

Price  
£750,000

O'Riordan Bond is delighted to offer to the market this rarely available unique four bedroom detached family home situated within the sought after village of Hartwell. Offered for sale with no onward chain, the property is located on a private drive providing quiet secluded accommodation. The property has been well maintained by the current vendor with good access to all village amenities including Hartwell Primary School.

The accommodation comprises entrance hallway, sitting room with feature wood burner, kitchen open to utility room, cloakroom/WC, 30' conservatory with bi-folding doors to a dining hall, three double bedrooms and a family bathroom. To the first floor is a 23' master bedroom with dressing room and en-suite shower room. Outside is a good size private mature rear garden which is mainly laid to lawn with various decorative tree and shrub borders, a garden pond and patio seating area. To the front is an 'in and out' gravelled driveway providing ample off road parking leading to an oversized garage and side access to the rear garden. Further benefits include solar panels, double glazing and gas radiator central heating. (A/2500/M)

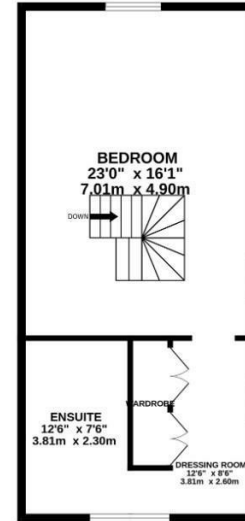
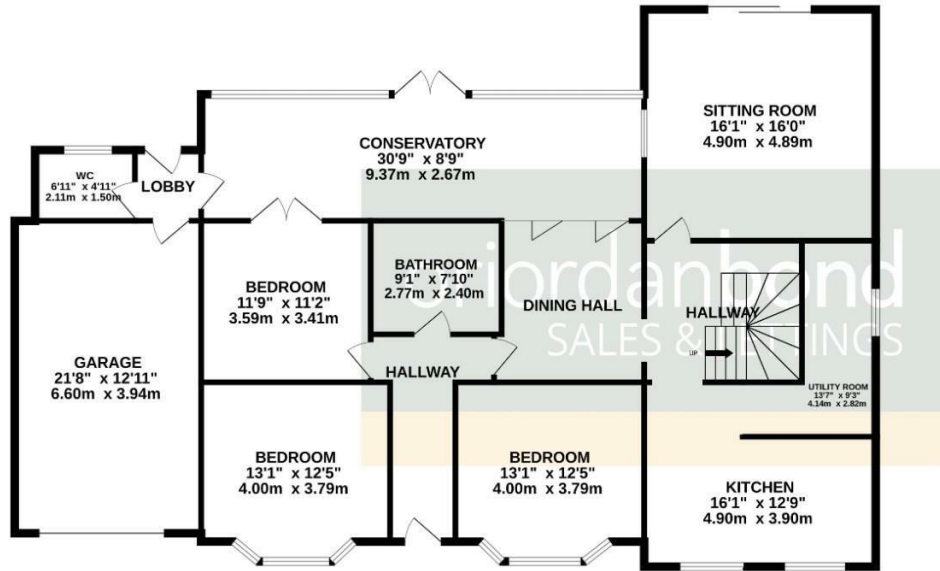
- Rarely available unique four bedroom detached family home
- En-suite and dressing room to master bedroom
- Separate reception rooms and kitchen with utility room
- 30' conservatory
- Private mature rear garden
- In and out driveway and oversized garage





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 2500sq.ft. (232.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Additional information**

- Council Tax Band: E
- Energy Efficiency Rating: C

**Viewing**

Viewing strictly by appointment – details below

**Disclaimer**

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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