



COTTAGE GARDENS,
HARDWICK, NORTHAMPTONSHIRE

JACKSON-STOPS 

COTTAGE GARDENS, 4A HARDWICK VILLAGE,
HARDWICK, WELLINGBOROUGH, NORTHAMPTONSHIRE NN9 5AL

TOTAL APPROX. FLOOR AREA 2,214 SQ FT/205.6 SQ M (EXCLUDES OUTBUILDINGS AND GARAGE)

FINE INDIVIDUAL DETACHED FAMILY HOME LOCATED IN THE HEART OF THIS ATTRACTIVE HAMLET WITH VIEWS OVER PADDOCKS TO THE FRONT



DISTANCE

Kettering 4 miles

Wellingborough 6 miles

Northampton 10 miles

Train stations at Kettering and Wellingborough
serving St Pancras in less than 50 minutes

Distances/times approximate

GROUND FLOOR

- Entrance hall with cloakroom
 - Sitting room
 - Dining room
 - Fabulous open plan kitchen/living/dining room
 - Utility room
-

FIRST FLOOR

- Main bedroom with wardrobes and en suite
 - Three further bedrooms
 - Family bathroom
-

OUTSIDE

- Off road parking for several vehicles
- Detached larger than average garage
- Professionally landscaped rear gardens
- Views across to paddocks

GUIDE PRICE £725,000 Freehold

THE PROPERTY

Cottage Gardens is a handsome, individually built stone home, tucked away in a lovely position within this sought after hamlet and enjoying an open outlook across the paddocks opposite. Offered with no onward chain, it is a beautifully finished home with a warm, welcoming feel and plenty of space for both family life and entertaining.

The house has been built to an impressive standard, with thoughtful touches throughout including solid internal doors, underfloor heating to the ground floor and oak flooring. At the heart of the home is the wonderful open plan kitchen, dining and living space, which looks out over the gardens and is undoubtedly one of the highlights of the property.

Step inside and a generous entrance hall immediately gives a sense of the space on offer. Double doors open into the dual aspect sitting room, where an oak floor and wood burning stove set upon a granite hearth create a particularly cosy and inviting room. There is also a separate dining room, again enjoying plenty of natural light from its dual aspect, together with a useful cloakroom off the hall. To the rear, the kitchen is a fabulous everyday living space and somewhere that naturally brings everyone together. There is an extensive range of contemporary cabinetry with granite work surfaces, a central island and fitted appliances, while the traditional AGA adds real warmth and character. There is ample room for dining and relaxing, with doors opening directly onto the garden, perfect for summer lunches, family gatherings or simply having the doors open on a warm day. A separate utility room provides useful additional storage and practicality.

Upstairs, the principal bedroom is a lovely retreat, with fitted wardrobes, an en suite bathroom and a Juliette balcony overlooking the rear garden. Three further double bedrooms provide excellent family or guest accommodation, with a family bathroom completing the first floor.

With its attractive stone elevations, generous proportions and peaceful village setting, Cottage Gardens has the character of a country home while offering all the comfort and convenience of a modern property.



OUTSIDE

The property sits back from the road behind stone walling with a driveway at the side leading to a five bar gate giving further access to additional parking at the rear and a larger than average detached single garage with light and power connected and a courtesy door leading to the rear gardens. The rear gardens have recently been professionally landscaped with mature planting of lawned areas with good sized patio areas, wooden gazebo providing excellent outdoor space.

LOCATION

Hardwick is placed for Northampton, Kettering and Wellingborough with the latter two towns having mainline stations connecting to London St Pancras. The M1 (Junction 15) is about 12 miles south and the A14 which links to the M6/M1 to the west is about 6 miles. Shopping facilities can be found nearby in Kettering and Wellingborough with a variety of village schooling and secondary schooling in neighbouring towns.

DIRECTIONS SAT NAV NN9 5AL

What3Words: undivided.postcard.rebounded

From Junction 15 of the M1 motorway proceed in a northerly direction along the A45 and after skirting around Northampton follow the signs to Kettering on the A43. Proceed along this road and after negotiating Sywell and Holcott roundabout and take the next turning on the right. Proceed into the village centre and the property can be found in front of you.



PROPERTY INFORMATION

Services: Mains electricity and water with air source heat pump to radiators on the first floor and underfloor heating to the ground floor.

Broadband: Ultrafast broadband available

Local Authority North Northamptonshire Council Tel: 0300 126 3000

Outgoings: Council Tax Band F
£3,456.09 for the year 2026/2027

EPC Rating: C

Tenure: Freehold

Viewings: Strictly by appointment with Jackson-Stops
Tel: 01604 632 991

September 2026

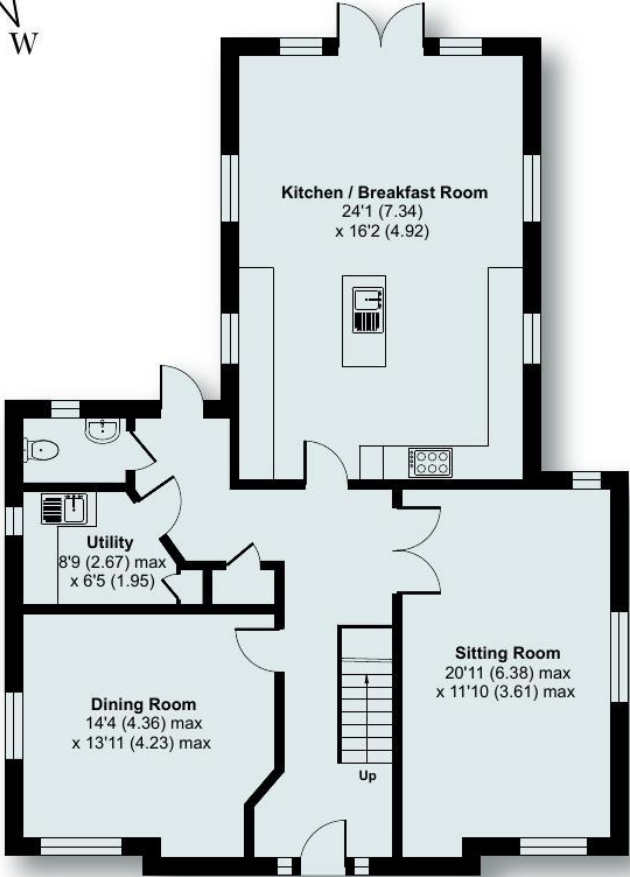
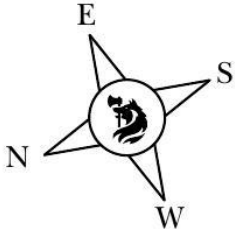
Important Notice:

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

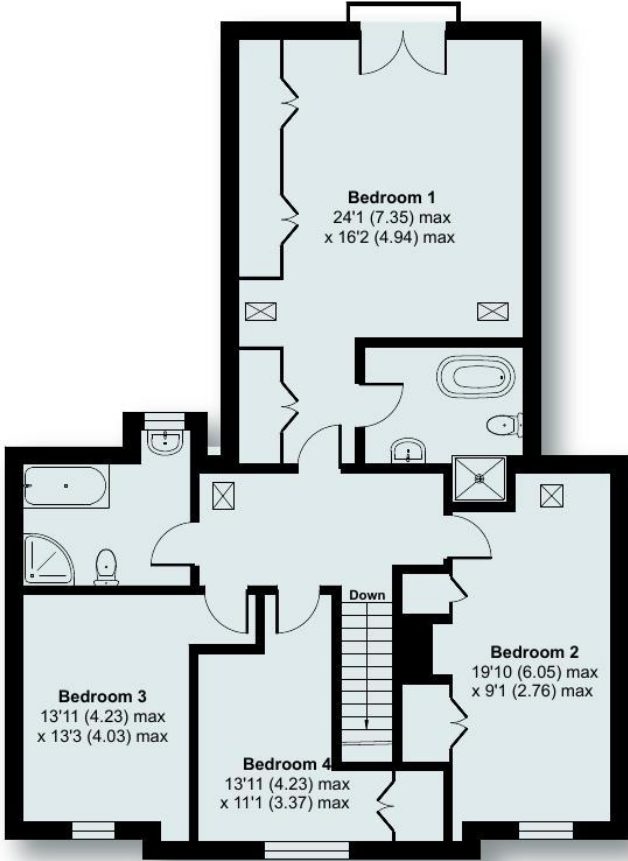
Cottage Gardens, 4A Hardwick Village, Hardwick, Wellingborough

Approximate Area = 2214 sq ft / 205.6 sq m (excludes garage)

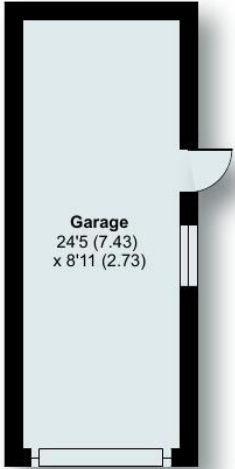
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GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jackson-Stops. REF: 1513781



NORTHAMPTON

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