



Chestnut Road, Yardley Gobion, NN12 7TW

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8 Chestnut Road
Yardley Gobion
Northamptonshire
NN12 7TW

£735,000

An attractive detached stone built cottage with versatile accommodation providing 5 double bedrooms, 2 bathrooms and 3 reception rooms along with attractive gardens and a double garage.

The property has well presented and characterful accommodation set over three floors comprising; an entrance hall, 3 reception areas to include a sitting room, living room and dining room as well as a large kitchen/dining room, utility room and cloakroom. On the first floor there are 4 double bedrooms, study area and bathroom. On the second floor a master double bedroom with en-suite. Character features including the inglenook fireplace and exposed ceiling timbers.

The cottage is Grade II listed, built of stone under a slate roof, and dates back to the late 17th century with later additions including a modern extension by the current owner in 2011. It is setback from the road on a private plot with gated access, parking for several cars, attractive gardens front & rear plus a double garage.

Yardley Gobion is a popular village and the property is a short walking distance from village facilities to include a pub, shop, primary and pre schools and church. More extensive facilities can be found in the nearby historic towns of Stony Stratford and Towcester, and Milton Keynes city centre and railway station are around 15 minute drive.

This is a fabulous home with a good combination of traditional living space and features along with modern living spaces such as a large open plan kitchen and dining area. The extension with independent access offers the scope for an annex or home-based office facility.

- Detached Stone Cottage
- 5 Double Bedrooms
- 3 Reception Rooms
- 2 Bath/Shower Rooms
- Large Kitchen/ Dining Room
- Double Garage
- Parking for Several Cars
- Lovely Gardens
- Character Features





Ground Floor

The front door opens to the hall which has a window to the front, stairs to the first floor, door to the sitting room, and open to the kitchen.

An L shape lounge/sitting room has two areas. The sitting room has a lovely inglenook fireplace compete with a wood-burning stove, and French doors opening to the garden. The lounge has a dual aspect with windows to front and rear. Fitted book shelving. Both areas have exposed ceiling timbers.

The kitchen/dining room is a large room with a dual aspect – windows to front and rear. It has a range of kitchen units to floor and wall levels, solid oak worktops, and integrated appliances to include a range cooker, fridge, freezer and dishwasher. French doors open to the dining room extension.

A more recent addition to the property, the dining room has a high vaulted ceiling with a fabulous exposed oak truss. Two skylight windows and French doors opening to the rear garden and feature glazing to the front. Shelving recess.

The rear hall has stairs to the study and fifth bedroom and an understairs cupboard.

A utility room has a cupboard, worktop and sink unit. Space for a washing machine and tumble dryer, gas central heating boiler, and door to the double garage.

The cloakroom has a suite comprising W.C. and wash basin.

First Floor (Main House)

The landing is set on two levels and has windows to the front and ledge and brace doors to all rooms. Stairs to the second floor.

Bedroom 2 is a double bedroom with a dual aspect – windows to front and rear. A range of fitted wardrobes to one wall and built-in cupboards on the opposite wall. Exposed period floorboards.

Bedroom 3 is a double bedroom located to the rear with lovely views over the rear garden.

Bedroom 4 is a double bedroom with a dual aspect – windows to the side and rear. Part vaulted ceiling.

The family bathroom has a white four piece suite comprising, W.C, wash basin, double ended bath with handheld shower attachment, and a separate shower cubicle. Window to the side.

First Floor (Extension)

Stairs from the rear hall lead to a large landing which is used as a study area and has a skylight window and a door to bedroom 5

Bedroom 5 is a large double bedroom with two skylight windows to the front and a range of built-in cupboards to one wall. This room would suit as a bedroom, gym, study or additional living space.

Second Floor

A small landing has an airing cupboard and door to bedroom 1.

The master bedroom is a large double bedroom with two dormer windows to the front, part vaulted ceiling with an exposed truss and purling, and door to the en-suite shower room.

The en-suite shower room has a white sweet comprising WC, wash basin with vanity unit and a large shower. Window to the side.

Outside

The property has a fully enclosed front garden with gated access leading to a large block paved driveway providing off-road parking for several cars. The property has an attractive front garden with heavily stocked beds and borders and a gravel pathway. There is a paved area to the side of the garage.

The rear gardens are a beautiful cottage style with a large paved patio area on two levels providing plenty of space for garden furniture. A meandering gravel pathway wraps around an area of lawn and there are well stocked and mature beds and borders. A vegetable garden with fruit tree lays to the far end. The garden is enclosed by a combination of stone walls and fencing. Side gated access from the street.

Double Garage

Double width garage with two sets of solid iron wood double doors, power and light, and access from the house via the utility room.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: F

Location - Yardley Gobion

Yardley Gobion is a sought after village and is conveniently located off the A508 between Milton Keynes and Northampton. The historic coaching town of Stony Stratford with it's extensive shopping facilities is approximately three miles away. Central Milton Keynes with it's main-line railway station (London to Euston journey time is from 30 mins), junction 15 of the M1 is approximately 8 miles away and central Northampton approximately 10 miles away. The village is situated in the county of Northamptonshire and has a popular village junior school, grocery store, public house, social club and church.

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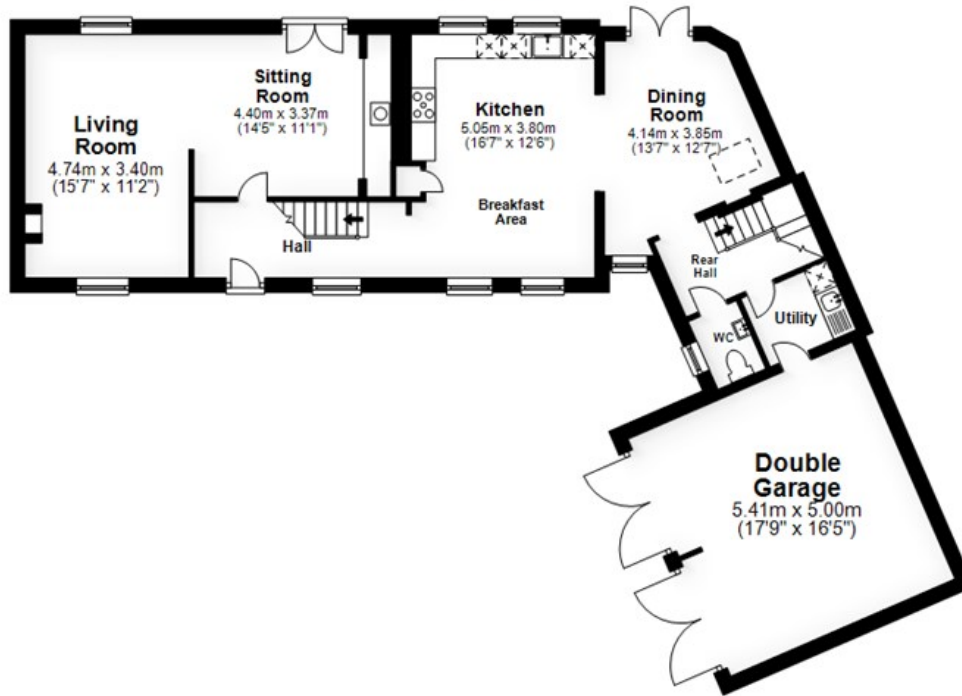
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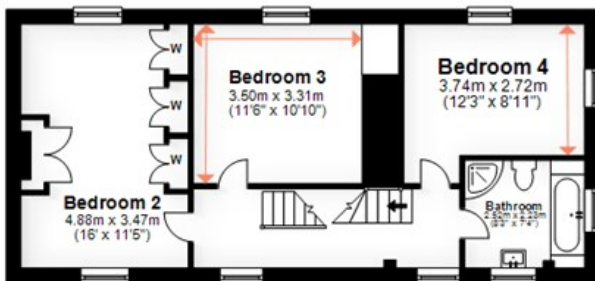




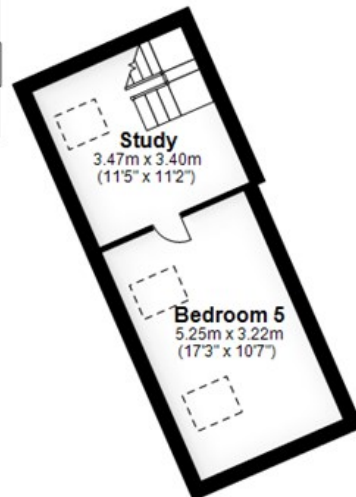
Ground Floor



First Floor



Second Floor



Viewing Arrangements

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