



Lake House, 66 Moored Road, Yardley Gobion, Northamptonshire,
NN12 7UF **DRAFT**

HOWKINS &
HARRISON

Lake House, 66 Moored Road,
Yardley Gobion,
Northamptonshire, NN12 7UF

Guide Price: £1,250,000

An exciting opportunity to own this individually designed detached property finished to a high specification and constructed in 2009. The property sits on the edge of the desirable village of Yardley Gobion and enjoys far reaching views over open countryside together with a separate 6-acre field with a large lake. The accommodation includes three reception rooms, five bedrooms, a games room, indoor swimming pool, double garage, gardens, rainwater harvesting system and ample parking.

Features

- Individually designed detached property
- Master bedroom en-suite
- Lower ground floor bedroom two en-suite
- Ground floor bedroom three en-suite
- Two further bedrooms & family bathroom
- Cinema/games room, gym and indoor pool
- Kitchen/breakfast room
- Sitting room and dining room
- Double garage and ample driveway parking
- Gardens and separate six-acre field with lake
- Energy rating C



Location

Yardley Gobion is a sought-after South Northamptonshire village, bypassed by the A508, approximately 3 miles north east of Stony Stratford which has varied shops, coffee shops and restaurants. The village itself has a primary school, shop, pub, restaurant, sports ground and social club. The Grand Union Canal runs nearby east of the village.

There is good access to the main arterial roads including the M1 motorway and A5, with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit.



Lower Ground Floor

The lower ground floor has underfloor heating throughout and is accessed by stairs from the entrance hall, in addition to an external set of stairs leading down from the front garden. The spacious cinema/games room has doors that lead to the pool area, complete with shower, the gym, the utility/boiler room and to an en-suite bedroom with fitted wardrobes.

Ground Floor

The ground floor has underfloor heating throughout and includes a spacious entrance hall, sitting room with wood burning stove and patio doors opening onto the garden, dining room with French doors leading to the garden, kitchen/breakfast room with a bespoke range of fitted units and integrated appliances including two ovens, a central island/breakfast bar, dishwasher and wine cooler and with patio doors leading to the garden, rear lobby leading to an en-suite bedroom currently used as a study.

First Floor

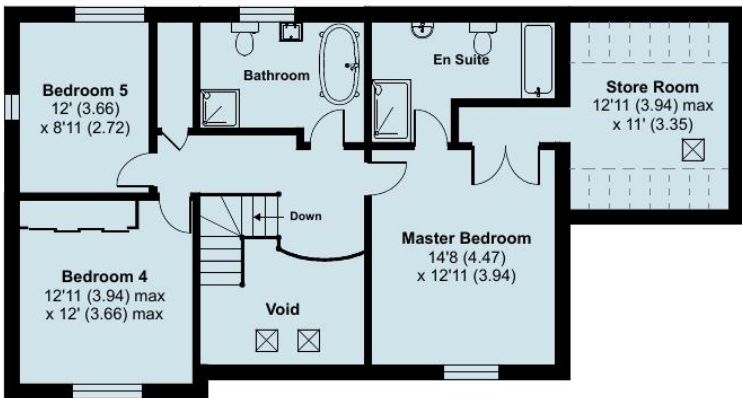
The master bedroom has an en-suite with a separate shower and bath and there is a fitted wardrobe with a hidden access to the store room. There are two further bedrooms and a family bathroom with a free-standing roll top bath and separate shower.

Moorend Road, Yardley Gobion, Towcester, NN12

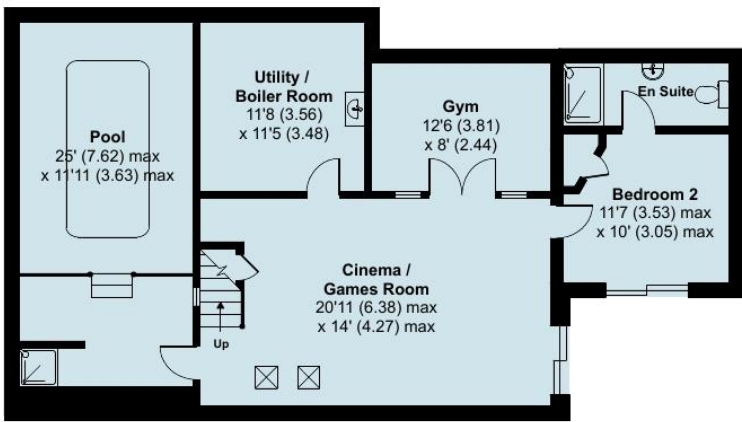
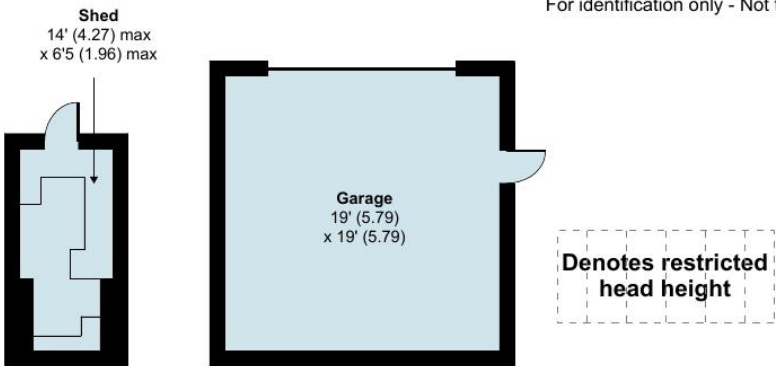


Approximate Area = 3126 sq ft / 290.4 sq m
 Limited Use Area(s) = 62 sq ft / 5.8 sq m
 Garage = 361 sq ft / 33.5 sq m
 Shed = 81 sq ft / 7.5 sq m
 Total = 3630 sq ft / 337.2 sq m

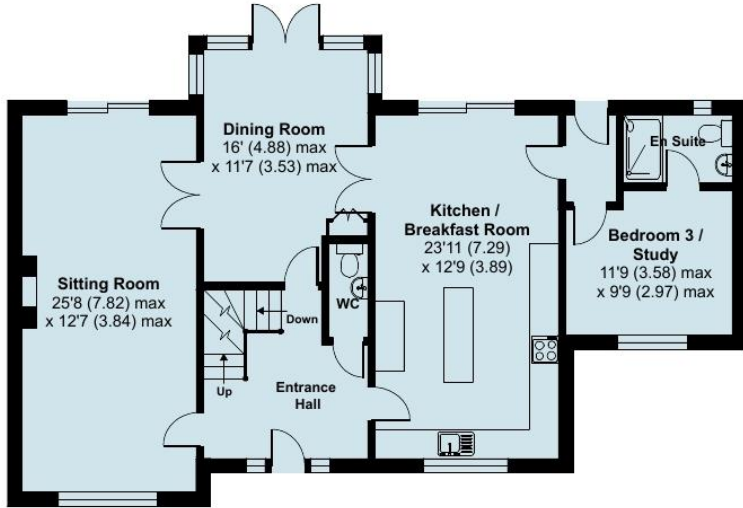
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Howkins & Harrison. REF: 1050889



Outside

The property sits on a no-through lane and is approached through gates offering driveway parking that leads to the detached double garage with power connected. A footpath leads to the front door.

The gardens surround the property on all sides and are mostly laid to lawn with a patio seating area to the front, and a large, decked area with inset lighting to the rear of the property, along with mature trees and shrubs. To the side of the property is a Putting Green. There is a power supply in the rear garden, ideal for a hot tub to be connected, and also to the fully insulated shed 'pub'.

A separate footpath wide enough for vehicles leads down to the six-acre field which is accessed via a five-bar style gate and is hedged and fenced on all sides. The lake sits within the field and covers approximately one acre with a small jetty. A public footpath runs along the left-hand side of the land with a bridleway running along the right hand side.

Individually designed detached five bedroom property with an indoor pool and a separate 6-acre field with a large lake





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 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 warranted in any way.

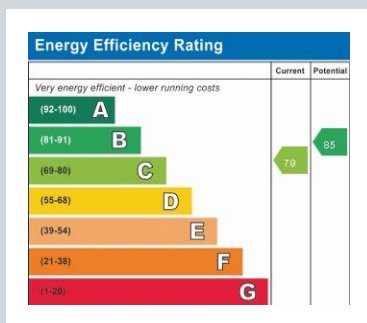
Services

The following services are connected to this property: 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 water, electricity and drainage services. Heating via a ground source heat pump.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - G



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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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