



Grafton View, 46 Moorend Road, Yardley Gobion, Northamptonshire, NN12 7UF

HOWKINS &
HARRISON

Grafton View, 46 Moorend Road,
Yardley Gobion,
Northamptonshire, NN12 7UF

Guide Price: £800,000

This stunning stone property is perfectly placed in a totally private position but is yet within moments from the centre of the sought-after village of Yardley Gobion. Finished to a high standard the property offers four bedrooms, ample living space and enjoys unrivalled views over open countryside.

Features

- Unrivalled countryside views
- Master bedroom with en-suite
- Three further bedrooms
- Family bathroom
- Sitting room
- Dining room
- Kitchen
- Garage
- Ample parking
- Energy rating D



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!



Accommodation

This beautifully presented bungalow is positioned in the sought after village of Yardley Gobion. It is approached through a gated driveway offering ample parking and leading to the garage.

The accommodation offers a newly fitted kitchen, a separate dining room, large sitting room and a conservatory, all with beautiful countryside views. The master bedroom boasts an en-suite, there are two further double bedrooms, a single bedroom and a family bathroom.





Outside

The front of the property is a mostly gravelled with the remainder laid to lawn. The driveway provides ample parking and leads to the front door, garage and provides access to the rear garden.

The property further benefits from well-maintained gardens thoughtfully planted with mature borders, shrubs and trees and the rear garden enjoys unrivalled views over open countryside.

Four bedroom property
with unrivalled views
over open countryside





Viewing

Strictly by prior appointment via the selling agents.
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.

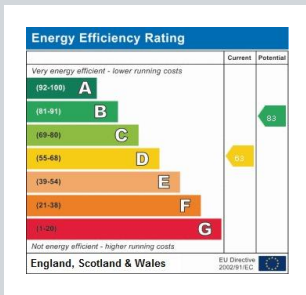
Services

The following services are connected to this property: gas, 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, gas and drainage services.

Local Authority

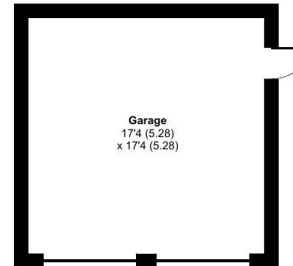
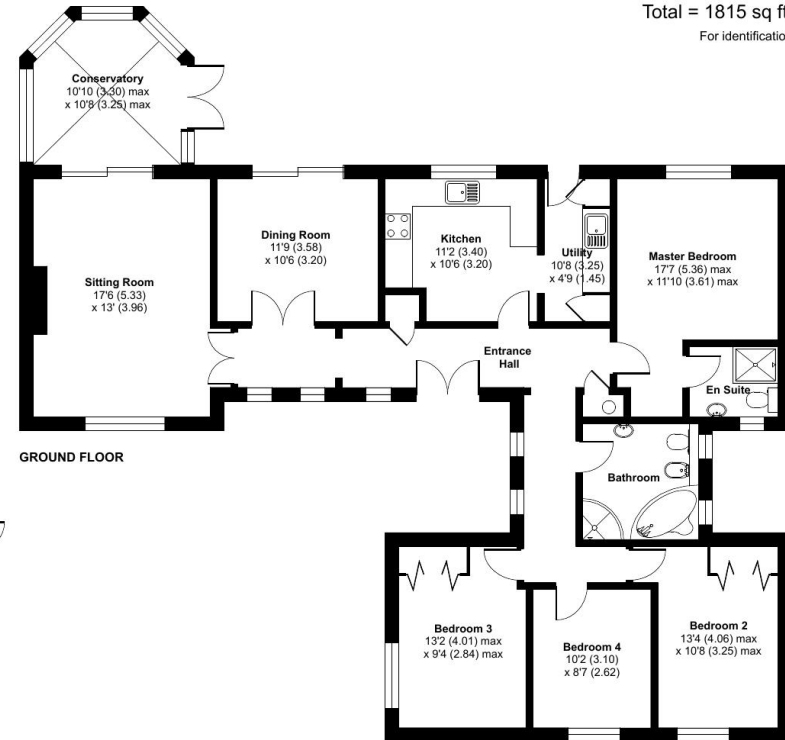
West Northamptonshire Council – 0300 126 7000

Council Tax Band - F



Moorend Road, Yardley Gobion, Towcester, NN12

Approximate Area = 1515 sq ft / 140.7 sq m
Garage = 300 sq ft / 27.8 sq m
Total = 1815 sq ft / 168.6 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Howkins & Harrison. REF: 838970

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Very 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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