



Clare Barn, 8a Moorend Road, Yardley Gobion, Northamptonshire, NN12 7UF

HOWKINS &
HARRISON

Clare Barn, 8a Moorend Road
Yardley Gobion
Northamptonshire NN12 7UF

Guide Price: £665,000

A substantial, detached, period family home, centrally located in the popular, and well serviced village of Yardley Gobion. The accommodation comprises entrance porch, hallway, cloakroom, sitting room, dining room, conservatory, kitchen / breakfast room, utility room, master bedroom with en-suite, three further bedrooms and family bathroom. There is driveway parking, an attached double garage, and neat, mature gardens.

Features

- Substantial, detached, period home
- Stone under a slate roof
- Four bedrooms
- Two Bathrooms
- Sitting room, dining room & conservatory
- Kitchen / breakfast room
- Cloakroom & utility room
- Gas to radiator central heating
- Double garage & driveway
- Neat, well stocked, mature gardens
- Popular village location
- No onward chain
- EPC Rating: E



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, hairs and nail salon, 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!



Ground Floor

The entrance porch opens to the hallway, with a cloakroom & dog-leg staircase off. The sitting room boasts an open fireplace and opens into the conservatory and garden beyond. The formal dining room is adjacent to the generous kitchen / breakfast room, offering great potential to combine these spaces. The utility room leads to the rear lobby and attached double garage.

First Floor

The spacious landing opens to four bedrooms, with an en-suite to the master, and family bathroom.





Outside

There is a driveway to the side of the property, leading to a five bar gate, beyond which is off-road parking, and access to the double garage. The rear garden is well tended, with patio, lawn, and well stocked with mature shrubs and planting.



A substantial, detached, period family home offering extensive accommodation, double garage, driveway parking and neat, mature gardens.





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.

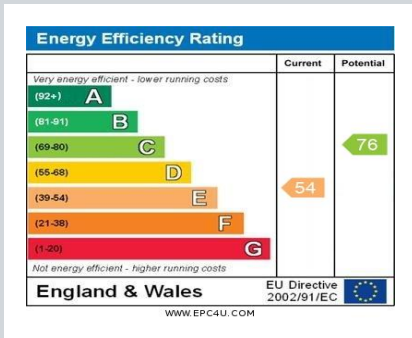
Services

The following services are connected to this property: 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



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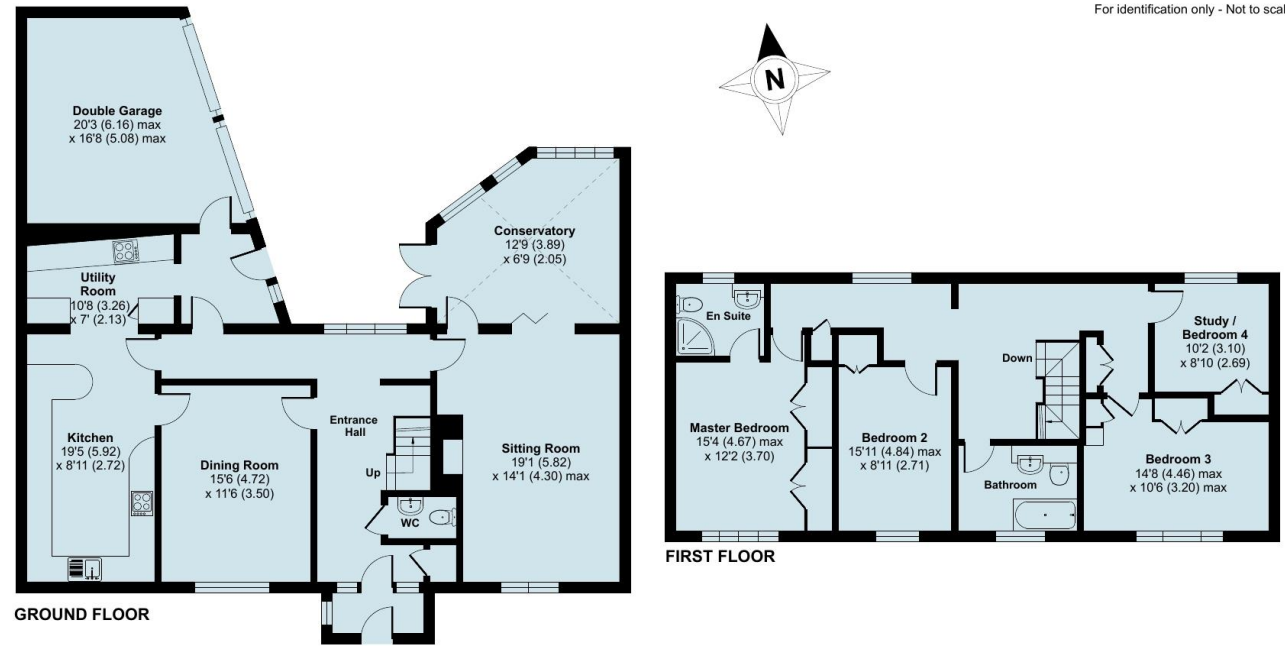
Moorend Road, Yardley Gobion, Towcester, NN12

Approximate Area = 2088 sq ft / 193.9 sq m

Garage = 229 sq ft / 21.2 sq m

Total = 2317 sq ft / 215.2 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). © nchecon 2024. Produced for Howkins & Harrison. REF: 1188773

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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