



21 Moored Road, Yardley Gobion, Northamptonshire, NN12 7UF

HOWKINS &
HARRISON

21 Moorend Road,
Yardley Gobion,
Northamptonshire,
NN12 7UF

Guide Price: £550,000

A four bedroom detached character cottage, tucked away in the heart of the well-served village of Yardley Gobion. The accommodation comprises entrance hall, kitchen, shower room, dining room, sitting room, four first floor bedrooms and a family bathroom. The cottage is complemented by a large, private, mature garden, the total plot being 0.18 acre. There are a number of solar panels, which are owned outright, the benefit of which will be transferred to the new owners.

Features

- Detached period cottage
- Four bedrooms
- Two bathrooms
- Two large reception rooms
- Kitchen / breakfast room
- Many character features
- Large, private mature garden
- Total plot 0.18 acre
- Centre of village location
- EPC 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!



Ground Floor

The entrance hall leads into the kitchen / breakfast room, beyond which is the ground floor utility / shower room. There is a generous dining room, and spacious sitting room, opening to the garden beyond.

First Floor

There are four good bedrooms, each with their own unique character, and a family bathroom.





Outside

The property is set back from Moorend Road, accessed via a wide footpath, leading into the front courtyard garden. The rear garden is large and mature with a total plot of 0.18 acre.

Solar Panels

The property has the benefit of solar panels on two elevations, we understand these to be owned outright, the ownership and benefit being transferred to the successful purchaser.

Agents Note

Some images have been virtually staged to show potential lifestyle, furniture layout and room use.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: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 services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - E

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



Moorend Road, Yardley Gobion, Towcester, NN12

Approximate Area = 1396 sq ft / 129.6 sq m

Limited Use Area(s) = 68 sq ft / 6.3 sq m

Outbuilding = 19 sq ft / 1.7 sq m

Total = 1483 sq ft / 137.6 sq m

For identification only - Not to scale

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Howkins & Harrison. REF: 1502524

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