



2 Highcroft Close, Yardley Gobion, Towcester, Northamptonshire, NN12

7TD
Guide Price £330,000

Boasting four bedrooms and two bathrooms, this semi-detached property offers spacious and flexible family accommodation, a carport, ample off-road parking, an enclosed garden, and sits within the desirable village of Yardley Gobion.

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



YARDLEY GOBION

Yardley Gobion is a sought-after South Northamptonshire village, bypassed by the A508, approximately 3 miles north east of the market town of Stony Stratford which offers various shops, coffee shops and restaurants. The village itself has a primary school, shop/post office, pub, 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 Silverstone, Whittlebury & Woburn, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course a range of motor sports at the world famous Silverstone race circuit!

GROUND FLOOR

The front door leads to the open plan kitchen/dining room which has a range of fitted units including an oven and hob. There is a utility room and cloakroom, and to the front of the property, a sitting room.

FIRST FLOOR

Bedroom one has a walk in wardrobe leading to the en-suite bathroom, there are three further bedrooms and a family bathroom.

OUTSIDE

The property is approached by a driveway leading to the carport and front door and offering ample parking. Gates on the far side of the carport open into the back garden which is mostly laid to lawn with a patio area and is enclosed on all sides.

LOCAL AUTHORITY

West Northamptonshire Council
The Forum, Moat Lane
Towcester, NN12 6AD

COUNCIL TAX BAND

Band - D

VIEWING ARRANGEMENTS

Strictly by prior appointment via the selling agents, Howkins and Harrison. 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 :
Mains 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.

FLOORPLAN

Howkins and Harrison provide these plans for reference only - they are not to scale.

IMPORTANT NOTICE

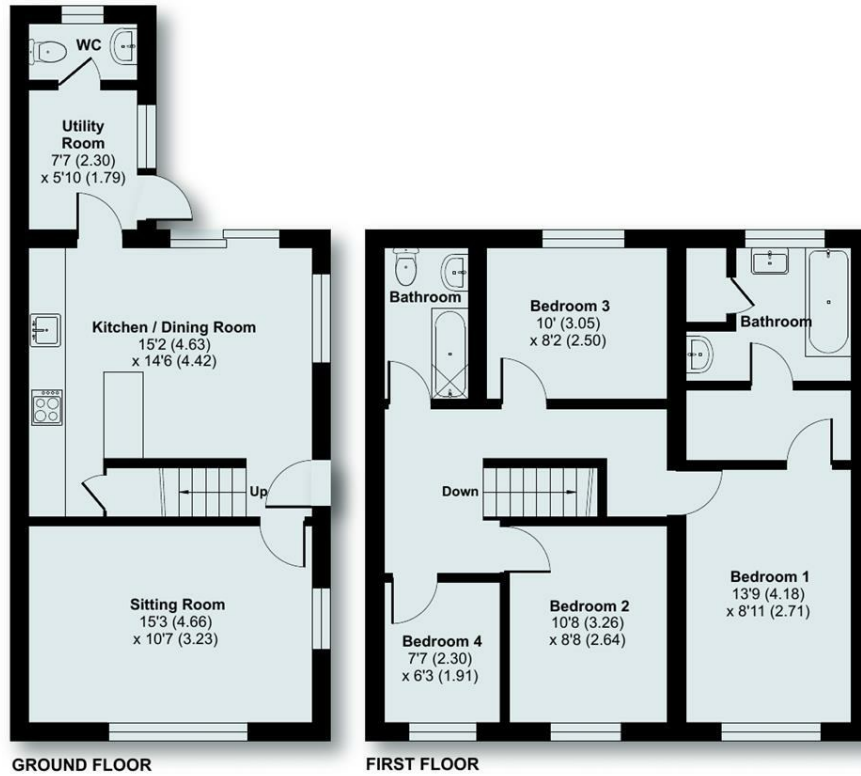
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there 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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Approximate Area = 1107 sq ft / 102.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlschemcom 2026. Produced for Howkins & Harrison. REF: 1389145



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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