



CHASE PARK ROAD,
YARDLEY HASTINGS, NORTHAMPTONSHIRE

JACKSON-STOPS 



4 CHASE PARK ROAD,
YARDLEY HASTINGS, NORTHAMPTONSHIRE, NN7 1HD

TOTAL APPROX. FLOOR AREA 2,608 SQ FT / 242.2 SQ M
MAIN HOUSE 1,668 SQ FT / 154.96 SQ M - ANNEXE 940 SQ FT / 87.3 SQ M

AN ATTRACTIVELY POSITIONED COTTAGE TOGETHER WITH SELF-CONTAINED ANNEXE IDEAL FOR MULTI GENERATIONAL LIVING IN THIS MOST SOUGHT AFTER OF VILLAGES



DISTANCE

Northampton 8 miles
(London Euston 1 hour)
Milton Keynes 13 miles
(London Euston 35 minutes)
Bedford 14 miles
(London St. Pancras 40 minutes)
Olney 3 miles
M1 (junction 15) 11 miles
Distances/times approximate

GROUND FLOOR

- Entrance lobby and main hall
- Shower room
- Sitting room
- Dining room
- Kitchen/breakfast room

FIRST FLOOR

- Two bedrooms
- En suite shower room
- House bathroom

SECOND FLOOR

- Two further bedrooms
- En suite toilet
- Attic/hobby room

OUTSIDE

- Detached self-contained one/two bedroom annexe
- Extensive off road parking
- Open and sheltered courtyard areas

GUIDE PRICE £695,000 Freehold

THE PROPERTY

4 Chase Park Road is a charming cottage occupying an attractive position within the conservation area of the highly desirable and sought after village of Yardley Hastings. Offered with no onward chain, the cottage also benefits from a detached self-contained annexe ideal for multi-generational living or for use as general ancillary accommodation to the main house. An inspection is essential in order to fully appreciate the location and versatile accommodation being offered for sale.

The main cottage comprises, entrance lobby with useful cloak/storage space which in turn leads to a main hallway with a ground floor shower room off. From the main hallway access is provided to a dining room, a kitchen/breakfast room with open access provided to a sitting room. The kitchen/breakfast room comprises a range of fitted base and eye level cabinets, sink drainer unit set to worktop surfaces with built in appliances to include a four plate gas hob with extractor above and a twin electric oven. There is also fridge and freezer space and a rear door providing access to an outside sheltered decked area.

On the first floor two landing areas provide access to the bedroom accommodation which includes a main bedroom suite with en suite shower room and built in wardrobes. Also to the first floor there is a house bathroom comprising, shower cubicle, wash hand basin, W.C, and a bath. From the main hall a staircase rises to a second floor area comprising two further bedrooms, one of which benefits from an en suite toilet comprising, W.C. and wash hand basin. From the first floor secondary stairway access is provided rising to an attic/hobby room.

THE ANNEXE

In addition to the main cottage there is a detached self-contained annexe known as The Annexe, 4A Chase Park Road. This was created by converting the original former barn and garage. On the ground floor an entrance lobby with cloakroom off provides access to a kitchen/dining area, which comprises a range of fitted base and eye level





units, built in four plate gas hob, twin electric oven and a sink drainer unit set to worktop surfaces. Adjacent to the kitchen/dining room there is a good proportioned sitting room with woodburner fire. On the first floor there are two main areas currently used as a bedroom and an office/dressing area. The current bedroom area includes built in wardrobes and an en suite bathroom comprising, bath, wash hand basin and W.C.

OUTSIDE

To the front of the property there is a lawned frontage abutting the village brook with fixed trellis and climbing roses to the front elevation of the cottage. There is side pedestrian access. To the immediate rear of the house there is a sheltered decked area ideal for outside entertainment together with paved and pebbled area fronting the annexe. Beyond this outside space a pedestrian gate leads to an extensive paved area which includes a sheltered carport, off road parking for multiple vehicles and gravelled areas which provide potential to be landscaped for the creation of a traditional garden if so desired.



LOCATION

Yardley Hastings is located around eight miles east of Northampton with other large towns within a fifteen mile radius, to include Wellingborough, Milton Keynes and Bedford with the M1 motorway within easy reach. Northampton provides good train services with direct routes to London Euston in around one hour and Birmingham in around one hour and ten minutes. Train services are also available from both Bedford and Wellingborough stations into London St. Pancras with journey times of around 45 minutes. The village offers a wealth of benefits to its residents, including a thriving small primary school and nursery an excellent pub/restaurant, The Rose and Crown and an active village hall. Stunning country walks, open water swimming and a popular rural shopping yard are a few highlights of nearby Castle Ashby. The lovely market town of Olney is also a short drive from Yardley Hastings.

DIRECTIONS SAT NAV NN7 1HD

What3words: mass.examiner.goodbyes

Agents Notes:

1. We are advised by the owner that a condition exists for the annexe stating that it cannot be let as a separate entity.
2. The property is not currently registered.
3. We are advised that a historic right of access exists over a portion of the rear courtyard to one neighbouring household.



PROPERTY INFORMATION

Services: All main services are connected to both the cottage and annexe.

Broadband: Ultrafast broadband available

Local Authority: West Northamptonshire Council
Tel. 0300 126 7000

Outgoings: The Cottage - Council Tax Band "E"
£3,027.79 for the year 2026/2027

The Annexe, 4A Chase Park Road -Council Tax Band "A" - £1,651.52 for the year 2026/2027

EPC Rating: The Cottage D / The Annexe C

Tenure: Freehold

Viewings: Strictly by appointment with Jackson-Stops
Tel: 01604 632 991

May 2026

Important Notice:

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

4 Chase Park Road, Yardley Hastings

Approximate Area = 1668 sq ft / 154.9 sq m

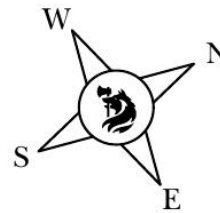
Annexe = 940 sq ft / 87.3 sq m

Total = 2608 sq ft / 242.2 sq m

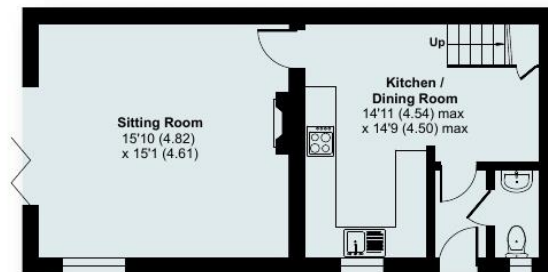
For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

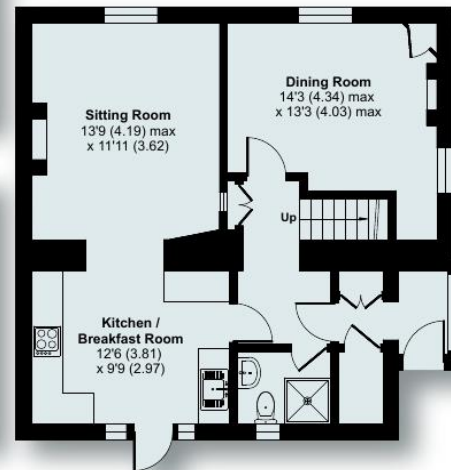
The Annexe



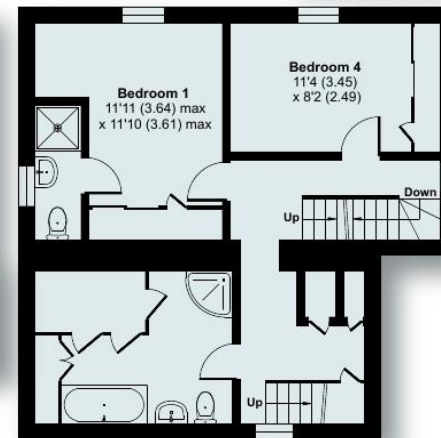
ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR



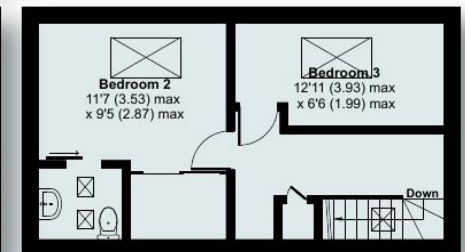
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR 2



SECOND FLOOR 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The Cottage



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OnTheMarket

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PrimeLocation.com



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