



Magog House  
*Yardley Hastings*

**MICHAEL GRAHAM**

## *An overview of Magog House, Yardley Hastings*

A modern four/five bedroom country house with annexe potential, gated driveway parking, extensive garaging and approximately 1.31 acres of wraparound gardens backing onto woodland at the rear, for sale with no upper chain.

The property was built in 1992 in a Georgian style with the symmetrical façade, sash windows, and high ceilings of that era which have been successfully combined with modern features including a bespoke American Walnut kitchen, high specification sanitaryware, underfloor heating and air conditioning in several rooms. The heating is controlled via a Tado Geofencing app and is zoned. The property has 3 phase electricity, Gigaclear fast fibre broadband, and the snug, drawing room and kitchen are wired for Sky TV.

There is over 6,750 sq. ft. of versatile accommodation with a four/five bedroom, four reception room main house and a separate

wing which is currently used for leisure, fitness and entertainment, including a gym and games room, but which has potential to convert to an annexe if preferred. The house sits almost centrally on its 1.31 acre plot which backs onto woodland, with established wraparound gardens, two gated driveways for parking and 1,023 sq. ft. of garages and workshop.

The property is in a peaceful rural setting and yet is only 1 mile from amenities in Yardley Hastings, 5 miles from Olney and is within 30 minutes' drive of Northampton, Bedford or Milton Keynes which has which has one of the largest covered shopping centres in Europe, a theatre, cinemas, and extensive other leisure activities.

 4/5 Bedrooms  5 Reception Rooms  3 Bathrooms

 Gym  Study  4 Garages and a Garage/Workshop



### **Additional Rooms:**

#### **Ground Floor:**

Reception Hall, Boot Room, Side Hall, Inner Hall, Two Cloakrooms, Open Plan Kitchen/Breakfast Room and Conservatory, Utility Room, Equipment Store, Store

#### **First Floor:**

Galleried Landing, Dressing Room/Bedroom Five

#### **Outside:**

Greenhouse, Thatched Breeze House

#### **Total Area:**

7,782 sq. ft.,  
Acreage approx. 1.31 acres

Magog House  
Chase Park Road  
Yardley Hastings  
Northampton  
Northamptonshire  
NN7 1HF

## Ground Floor

The front door is sheltered by a pillared porch, has a stained glass fanlight window, and opens to a reception hall which has two windows to the front, tiled flooring, dado rails, and a central butterfly staircase which leads up to a galleried landing on the first floor. The understairs cupboard houses the manifolds for the underfloor heating on the ground floor.

A feature arch leads to the inner hall which has access to the snug, dining room, one of the cloakrooms and the utility room which has base units for storage, a sink, space and plumbing for a washing machine, two fuse boxes, and the Grant oil fuelled condensing boiler which was installed in 2022.

A door from the inner hall leads into the boot room which has doors to the front and rear and an opening to the side hall in the leisure wing.

### Kitchen/Conservatory

The real hub of the house is the open plan kitchen/conservatory which measures over 33 ft. by over 22 ft. and has two skylight windows in the kitchen area and a vaulted glazed conservatory with two sets of French doors to the rear garden. Glazed doors from the kitchen connect to the snug and the drawing room giving an excellent flow through the internal and external space for modern family life and entertaining.

The kitchen/conservatory has porcelain tiled flooring with wet underfloor heating throughout,

and two air conditioning/heating units. The conservatory is a versatile space which currently houses soft seating and a dining table and chairs. The kitchen was designed and fitted by Heaven and Stubbs about 11 years ago and has a comprehensive range of American Walnut full height, base, and wall units including a larder cupboard, a pull out larder unit, pan drawers, a glazed display cabinet, and bespoke matching trays and chopping boards. Complementary work surfaces incorporate a wide Franke sink with a mixer tap and a Kettle boiling and chilled water tap. The central island incorporates a Neff five ring induction hob with an extractor over, and a circular glass breakfast table. Other appliances include an integrated Bosch dishwasher, and a warming drawer and twin eye level ovens by Neff, one with the slide and hide door function. There is also a John Lewis fridge, freezer, and wine fridge combination.

### Principal Reception Rooms

The drawing room has dual aspect windows to the side and rear and a feature open fireplace. The snug has two sash windows overlooking the rear garden. The snug and the drawing room both have engineered American walnut wood flooring, high ceilings and high skirting boards. The dining room has two windows to the front and space for a formal dining table to seat at least ten.

### Study

The study overlooks the front of the property and has fitted cupboards and shelves spanning two walls. The superfast Wi Fi connection at the property facilitates working from home.





### Principal Bedroom Suite

The principal bedroom has two sash windows overlooking the rear garden and countryside beyond, and a door to a roof terrace. There is a range of American Walnut sliding door wardrobes at the entrance to the room and the inner side of the bedroom door has also been faced with American Walnut to blend in. An American Walnut sliding door gives access to a dressing room which has a range of built-in wardrobes by Heaven and Stubbs with bespoke interiors with a blend of hanging space, shoe storage, shelves, and internal drawers. The dressing room also has a door to the landing and could be used as a fifth bedroom if required.

The bedroom has been wired with power points and light fittings on two walls to facilitate different bed placement if desired, and is also wired for alternative wall hung TVs. There is a ceiling fan and a loft hatch with a pull down ladder giving access to a part boarded loft space. This has lighting and is currently used for storage but it has good head height giving potential for conversion if additional accommodation was needed and subject to obtaining any necessary planning permission.

Porcelain tiled flooring with electric underfloor heating continues into the luxurious en suite bathroom which was designed by Bells of Northampton. There is a freestanding bath with electronic controls, a concealed cistern WC, a wide washbasin set in Keuco vanity storage and an additional vanity storage unit. The double shower has a bespoke shower tray and rainwater and handheld showers with multiple settings. There are also two chrome towel radiators.



### Other Bedrooms and Bathrooms

The second bedroom has two windows to the rear and a door to the roof terrace. The built-in cupboard houses one of the two Megaflo water tanks for the property. The en suite has a four piece suite with a bath, a separate Mira shower, a vanity washbasin, and a concealed cistern WC.

The guest bedroom has two windows to the front and a range of built-in wardrobes, and the fourth bedroom has a window overlooking the rear garden. These two bedrooms share a family shower room which has wood effect flooring, a Jacuzzi shower with multi jets, a washbasin set on shelved storage, a WC and an airing cupboard which houses the second Megaflo pressurised water tank, controls for the upstairs underfloor heating, and a third fuse box.

# Leisure Wing/Potential Annexe

## Studio and Gym

The studio and gym are both in the leisure wing which is linked to the main house via the boot room. Double doors from the side hall lead into the gym which has French doors with wing windows to the front, wooden flooring, an air conditioning/heating unit, and space for at least six gym machines. The gym has Victorian style radiators but these are not currently connected to the heating system. There is a door to a walk-in storeroom, and a door to a side corridor with access to the studio, the equipment room, and a cloakroom with an adjoining room which could be converted into a kitchenette or a shower room if required.

The studio can also be accessed via a door from the side hall. This versatile room was originally an indoor swimming pool and this could be reinstated if desired. It has plenty of natural light with triple aspect windows, Velux skylights, and glazed bi-fold doors across the full width of the room at the rear connecting it to a paved terrace in the garden for al fresco entertaining. The studio is currently used to display a collection of motorbikes but could alternatively be used as a garden, hobby or play room.

## Games Room

A curving staircase from the side hall leads up to a first floor games room which has dual aspect windows with Velux windows to one side and a feature fan window to the other side. There is space to fit a full sized snooker table, and a built-in unit with storage and two sinks which could be used as a bar if desired. (Please note that two sinks are in place in the unit but have not yet been connected to the water supply or drainage.)



## Annexe Potential

The leisure wing provides potential to create a self contained annexe if desired for a multi generational family who want to live together while maintaining some independence, for guests or extended family.

It could have a private entrance via the boot room and one of the two drives could be designated for the private use of the annexe if necessary.

## Garaging

On one side of the drive there are two brick built garages which have windows and up and over doors. One garage has a side door and one has a range of built-in cupboards and shelves spanning the rear wall. On the other side of the drive there is timber framed double garage and an adjoining workshop/garage both of which have power and light connected. The double garage has an extensive range of racked shelves which are available if required, and also houses a Twinbusche 4,200 kilo car lift which is available subject to separate negotiation if desired.

There is an EV charge point attached to the timber garage and there is further space behind this garage to park a caravan, boat, or trailer.

## *Garden & Grounds*

The house is set well back from the road and is screened from view by walls, beech hedges and mature trees. The property has two separate drives both with wrought iron gates. One drive is gravelled and leads down the side of the house to a parking area with access to the rear garden. The main block paved drive has electric double gates which are controlled via an app, and leads to an extensive parking area with a turning circle and access to the house and the two sets of garages.

The front garden has lawned areas with inset trees, bordered by clipped box hedges and shaped trees. There are box hedge rose beds either side of the front door and the central turning circle on the drive has a box hedge surrounding a contemporary sculpture which mirrors the shape of the clipped trees along the drive.

The established rear garden has an extensive paved terrace spanning the rear of the house with ample space for outdoor dining and seating. Part of the patio is sheltered by a brick and timber pergola which has roses and two wisteria, one white and one blue, growing over it.

A separate fenced off vegetable garden is accessed via a trellised arch and has block paved paths, raised beds, a greenhouse, and a thatched breeze house. The remainder of the garden is laid to lawn with mature shrub and flower beds and borders, and a variety of mature trees.

On the south facing side of the house there is an additional paved seating area for relaxing and entertaining.

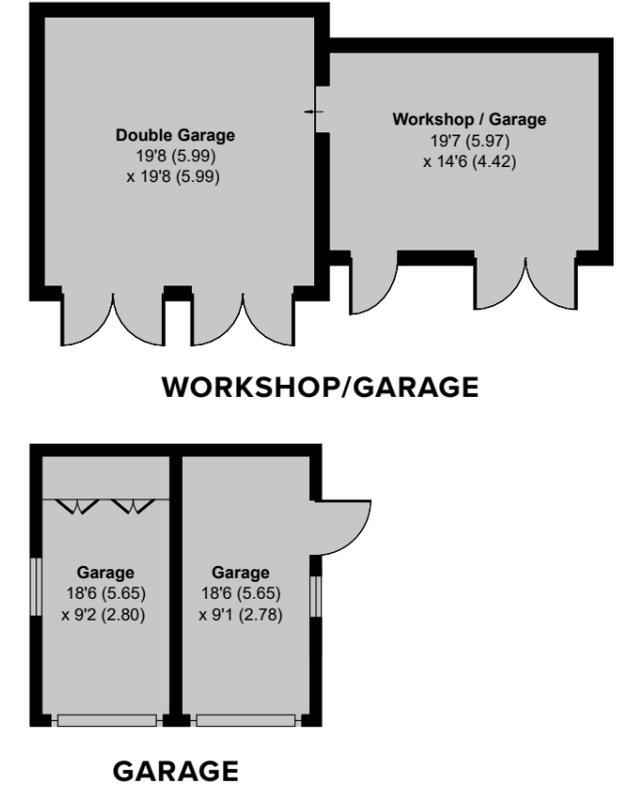
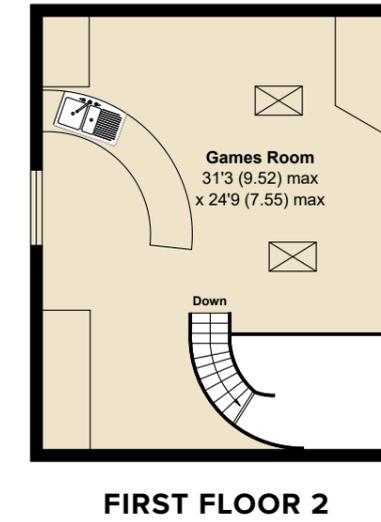
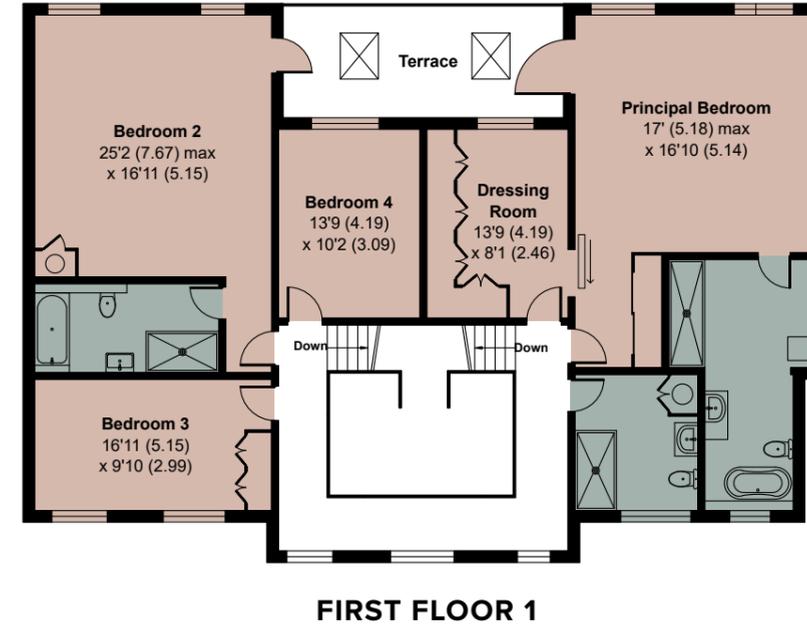
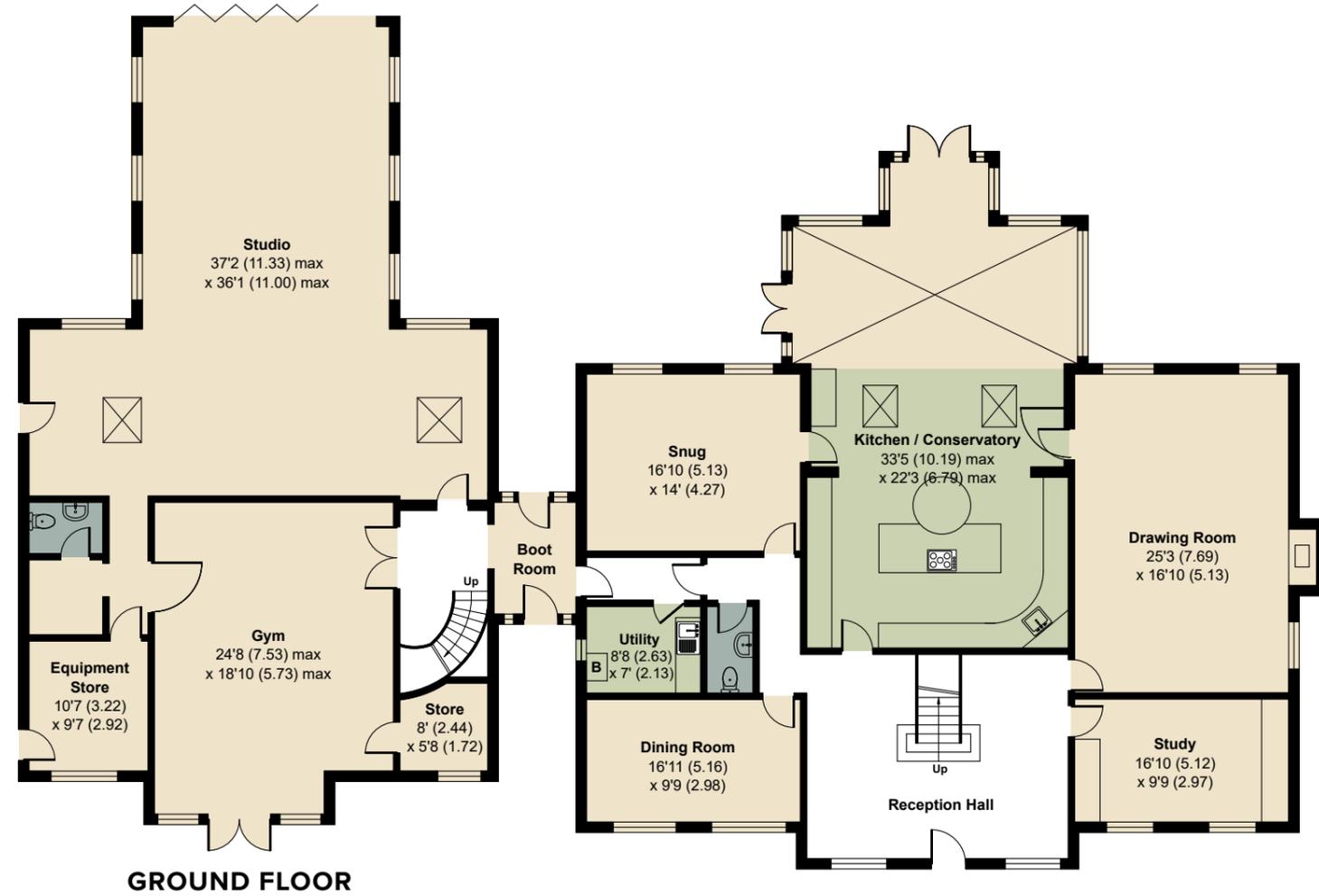




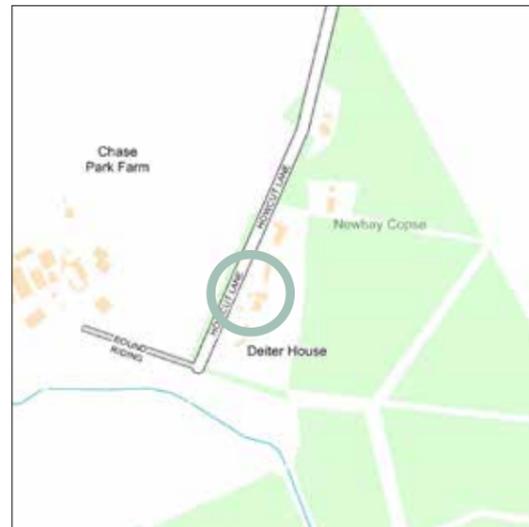
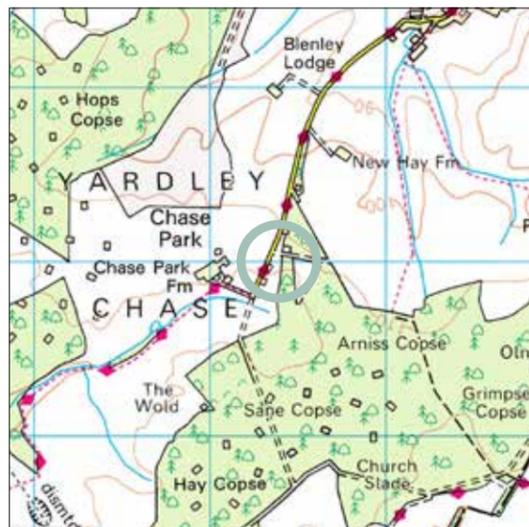
# Floorplan

Approximate Area: 6,759 sq. ft. / 627.9 sq. m.  
 Garage: 1,023 sq. ft. / 95 sq. m.  
 Total: 7,782 sq. ft. / 722.9 sq. m.

For identification only - Not to scale



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



## Within easy reach


 Olney: **5 miles**  
 Northampton: **9 miles**  
 Milton Keynes: **15 miles**  
 Oxford: **56 miles**  
 London: **63 miles**


 Wellingborough School: **12 miles**  
 Bedford Harpur Trust Schools: **15.5 miles**  
 Stowe School: **27.5 miles**  
 Oundle School: **30 miles**


 M1 (north) junction 15: **11 miles**  
 M1 (south) junction 14: **15 miles**


 Milton Keynes Central Station: **Euston 32 minutes**  
 Northampton Station: **Euston 46 minutes**


 Luton Airport: **34 miles**  
 Birmingham Airport: **54 miles**  
 Heathrow Airport: **64 miles**


 Northampton Derngate Theatre: **9 miles**  
 Milton Keynes Theatre District: **15 miles**  
 Delapre Golf Centre: **9 miles**

## Locality

Yardley Hastings is a village and civil parish in the English county of Northamptonshire. It is located south-east of the county town of Northampton and is skirted on its south side by the main A428 road to Bedford. The village has shops, two highly regarded pubs/bistros, an Indian restaurant, a church, an art centre, a primary school and is in the catchment area for Wollaston secondary school. The property is only about 10 minutes' drive from the Georgian market town of Olney which has a range of independent shops, supermarkets, a library, numerous pubs, cafes and restaurants, a weekly market and a monthly farmers' market.



## Directions

From Michael Graham Olney follow the High Street/A509 North until you see Maya Indian Restaurant, where you turn left onto the Yardley Road/B5388. Stay on this road for approximately 5 miles and, at the T junction, turn left onto the Bedford Road/A428. Follow this past the row of shops and take the next left onto Chase Park Road. Continue on this road for approximately 1 mile and Magog House is on the left hand side.

### ADDITIONAL INFORMATION

Services: Mains Water, Electricity, Oil Fired Heating, Some Underfloor Heating, Klargester Bio Disc, Some Air Conditioning  
 Local Authority: West Northamptonshire Council  
 Council Tax: Band H  
 EPC Rating: D

These particulars are not an offer or contract, nor part of one. You should not rely on statements or information by Michael Graham in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Michael Graham has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents or sellers. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



To arrange a viewing please contact:

*Michael Graham Olney*

T: 01234 712424 W: michaelgraham.co.uk



**MICHAEL GRAHAM**