



Boddington Road | Byfield
Offers in Excess of £335,000


DISTINCT
Property Consultants

This attractive, semi-detached cottage has two reception rooms and a kitchen/breakfast room with patio doors leading to a delightful garden. There are various original features, including beams and a working fireplace in the living room. Upstairs are three double bedrooms and a shower room.

EPC D

- 3 Bedrooms
- Kitchen/Breakfast Room
- Dining Room
- Living Room with Feature Fireplace
- Bathroom
- Additional WC
- Parking Space
- Garden
- Convenient Location
- Character Features

The front door opens into the dining room which has a flagstone floor and a decorative fireplace. There is a latched door to a storage area under the stairs.

A few steps lead up to the living room which has a larger, working fireplace and natural oak wood flooring. To the front is a large bow window, with a smaller window in the opposite wall.

The kitchen/breakfast room is accessed from the dining room. Patio doors lead from the breakfast area to the rear garden. The breakfast room has wooden wainscoting along one wall, an arched alcove feature and a breakfast bar, as well as space for a dining table.

There is another door to the rear garden from the kitchen. The fitted gas cooker has a hob, grill and oven with extractor hood. The washing machine, separate dryer and under-counter freezer are all included in the sale, as is the SMEG fridge/freezer in the breakfast room. A separate toilet can be accessed from the patio.



Upstairs are three double bedrooms, all with fitted wardrobes. The principal bedroom was originally two single bedrooms converted in 2022 to make a larger double bedroom. It has windows on three aspects and a three-door freestanding pine wardrobe which is included in the sale. All the bedrooms have wooden floorboards. There is a shower room with a heated towel rail.

The property is fitted with gas central heating which can be remotely controlled by mobile phone. The PVC double-glazed windows and new doors were fitted in 2022. A new Baxi Duo Tec (30kW) boiler has been installed in 2025, with a 7 year warranty.

Outside

At the front of the property is an allocated parking space with further parking available in the road.

The rear garden has a patio area and lawn, generous planting areas, shrubs and small trees, including two apple trees. Beyond the garden to the east are mature trees which give a rural feel to the property. There is an outside tap and a large storeroom which is currently used as a workshop.

Neighbourhood

Byfield has a GP surgery with pharmacy, a primary school and nursery, two village shops, a post office, petrol station and the Cross Tree Inn, all less than half a mile from the property. There are about 30 clubs and community organisations in the village, including bowls, football, cricket and tennis clubs, plus a children's playground and a village hall with regular events.

Location

The property is situated 7 miles south of Daventry and 10 miles north of Banbury. The nearest train station is



Banbury, and the motorway network can be accessed via Junction 11 of the M40 at Banbury (9 miles), Junction 12 at Gaydon (11 miles) or Junction 16 of the M1 at Upper Heyford (13 miles).

Daventry has a wide range of supermarkets and other shops, and every Tuesday and Friday there is a street market in the historic High Street. There are many cafés, pubs, restaurants, a multiplex cinema and a leisure centre with a gym and swimming pool.

Banbury also has an extensive range of shops and supermarkets, including Banbury Gateway and Castle Quay shopping centres. There are plenty of sporting, arts and entertainment facilities, such as Spiceball Leisure Centre, the Banbury Museum and the Mill Arts Centre which runs a programme of classes and workshops, as well as exhibitions, films and live shows. The Light is a unique Waterfront venue with cinema, bowling lanes, climbing centre, mini golf course and plenty of other activities.

Local attractions include the National Trust's Canons Ashby (5 miles) and Farnborough Hall (8 miles), plus the Grade I listed Tudor home of the Washington family, Sulgrave Manor (8 miles). The National Herb Centre is at Warmington (10.7 miles). There is an RC racing facility at Nemo Racing (10 miles) and the Silverstone racing circuit is 15 miles away.

Situation & Property Information

No chain

Freehold

Council tax band D, West Northamptonshire council — £2,311 (2024-25)

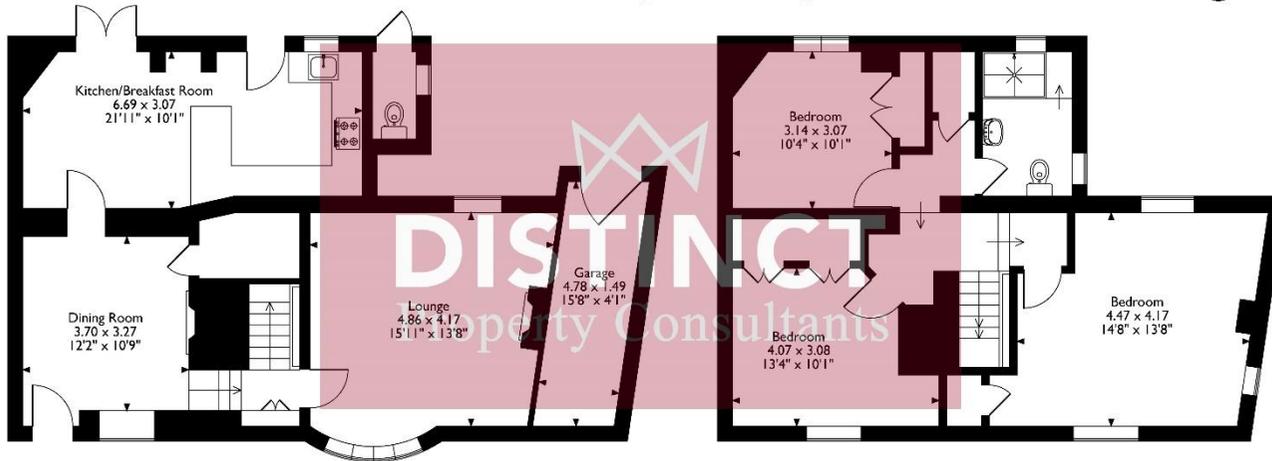
EPC rating D

Viewings

Strictly by appointment only.



Approximate Gross Internal Area
 Main House = 129 Sq M/1389 Sq Ft
 Garage = 8 Sq M/86 Sq Ft
 Outbuilding = 2 Sq M/22 Sq Ft
 Total = 139 Sq M/1497 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

01608 695252

<https://www.distinctpropertyconsultants.co.uk>

Unit 1, London Road, Little Compton, Moreton
 In Marsh, Gloucestershire, GL56 0FR

Email: hello@distinctpropertyconsultants.co.uk

