



 01327878926
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 2 James Watt Close, Daventry NN11 8RJ

campbells

of Lower Boddington












4 Bedrooms | 2 Bathrooms | 1 Reception Room | Garage



1 THE GREEN

LOWER BODDINGTON, NN11 6YE

-  Four Bedrooms
-  Welcoming Entrance Hall
-  En-Suite To Main Bedroom
-  Multi Fuel Stove
-  Character Features Throughout
-  Double Glazing Throughout
-  Friendly Village Location
-  Courtyard Rear Garden
-  Close To Major Road Networks

LOCAL PROPERTY EXPERT JEREMY TAYLOR



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My Estate Agent, Jeremy Taylor was extremely helpful and went above and beyond what one normally expects from an Estate Agent.

Not only that, he was extremely friendly and pleasant to deal with. He dealt with all the trials and tribulations of a difficult house sale.

He was reassuring when things became tricky. He felt like a friend in that moment.

NAME: Rosemary, Priors Marston 10th September, 2024
ABOUT: Jeremy

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



Four Bedroom Semi Detached Property For Sale In Lower Boddington

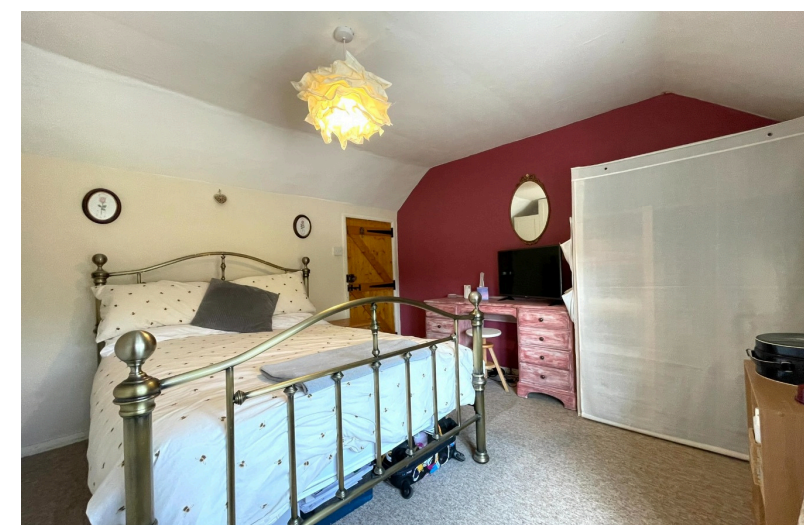
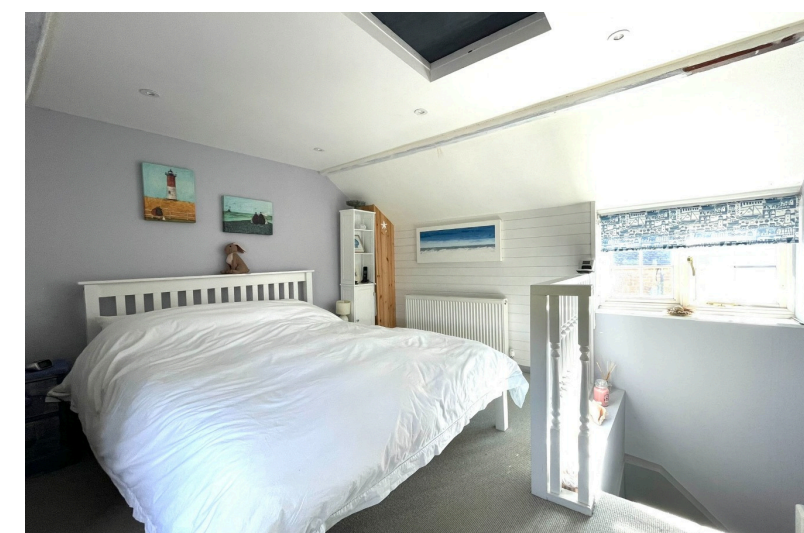
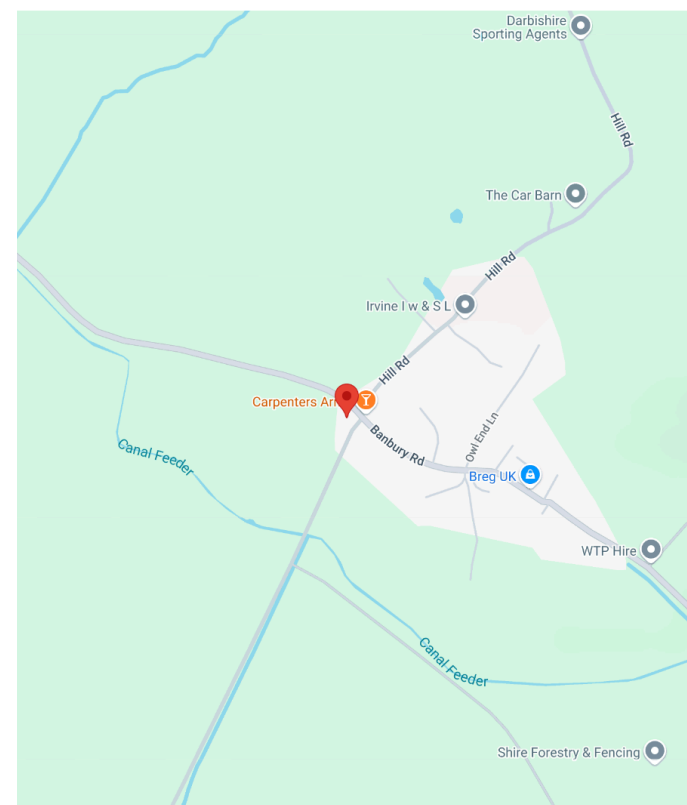
Located on the Banbury Road in this quiet rural village, this charming character property must be seen to fully appreciate its obvious potential. As far as we are aware, the property is in sound structural condition but there are some damp issues that will need to be resolved by the new owners. A damp survey has been carried out and the report will be made available to any interested parties. This property must be sold and is available to purchase with no onward chain. You enter the property into a very large and welcoming hallway. This fabulous space is currently used as a boot room, come utility space, with the present owner housing her tall Larder Fridge and Freezer in an alcove on one side of the room, whilst still having plenty of space for storing boots, coats and other items. A panelled door from the hallway will take you up a flight of stairs to the main bedroom and en-suite shower room. This attractive bedroom is dual aspect, so there is no shortage of natural daylight and the room itself has sufficient space for a double bed and other bedroom furniture. The en-suite shower room is a recent addition and comprises an enclosed shower cubicle, a low level WC and wash hand basin. Going back downstairs will lead you into the hub of the house in the form of the kitchen/breakfast room. The kitchen has a wide array of fitted units and cupboards all under a large worktop, so there is ample room for kitchen utensils and food preparation.

Leading through from the kitchen will take you to the sitting room. This well proportioned room has a bay window to the front and a multi fuel stove as the focal point. It's easy to imagine how cosy this room will be with the with the fire lit in the depths of winter. Taking the stairs to the first floor you will discover three more bedrooms and a family bathroom. Bedrooms two and three are both generous sized double rooms located at the front of the property. Bedroom two benefits from double fitted wardrobes along one wall. Bedroom four is a small single (or nursery) that is currently used as a home office and its ideal for this purpose. The family bathroom has a bath, enclosed shower cubicle, WC and wash hand basin. If you are not a passionate gardener, this property could be ideal for you! The rear garden is enclosed on all sides and block paved throughout to provide an extensive patio area. Being immediately behind the kitchen, it is very well located for alfresco dining when the weather allows and offers a tranquil place to sit and relax when the sun is shining. There is plenty of space for plant pots and wall plants to add a little bit of colour and ambience to this secluded outside space. To the left hand side at the front of the property is a single garage, providing very useful storage space. The garage has light and power fitted. On the opposite side of Banbury Road is a layby with sufficient space to park two cars with comfort. Whilst this is not owned by the property, the current owner has had exclusive use of it in the years that she has lived here.



Location

Lower Boddington is the smaller of two villages (Upper being the larger) that make up the parish of Boddington. Lower Boddington is surrounded by beautiful countryside and is an exceptionally quiet and peaceful place to live. There are numerous bridleways and country walks to be found and if a canal-side walk appeals, then you will discover that on the road from Lower Boddington to Claydon. Taking just a few paces across Banbury Road will take you to The Carpenters Arms, a Hook Norton pub that has stood in the village for over a century and is at the heart of the village community. A gentle stroll or short drive up Hill Road will take you to Upper Boddington where you will find the local primary school; the C of E Church; the Plough Inn and the Village Hall. The Village Hall offers a variety of activities for young and old and is the venue for many village social events throughout the year. It sits within the confines of the 'Cowper' field which is available for all to use and provides an adventure playground and recently installed bicycle track for children. Your nearest local grocery shop is only five minutes' drive away in Byfield, where there is also a Post Office, doctors' surgery, petrol station and other local amenities. Lower Boddington sits equidistance between the market towns of Daventry and Banbury, whilst Leamington Spa, Warwick, Stratford-Upon-Avon and Oxford are all in close proximity.



Council Tax: Band B EPC: Rating E

"This quirky, character cottage, provides a fantastic opportunity for first time buyers or anyone looking to downsize in the South Northamptonshire Village of Lower Boddington."