

Property Details

Grays Cottage, 16 Warwick Road, Upper
Boddington, Daventry, Northamptonshire, NN11 6DH

Guide Price **£700,000**



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15/07/2025

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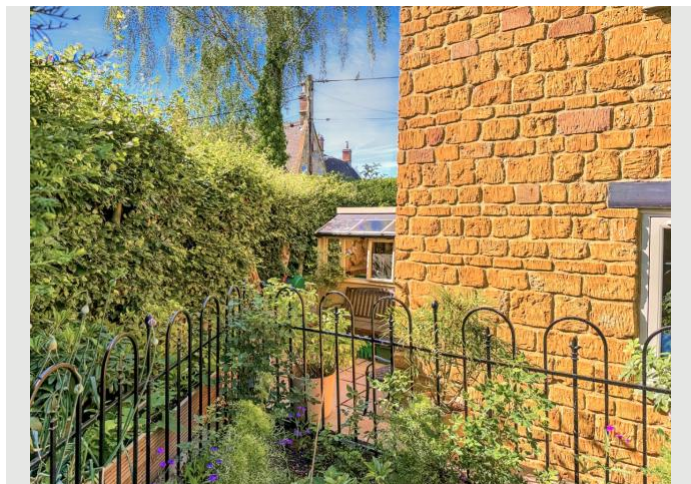
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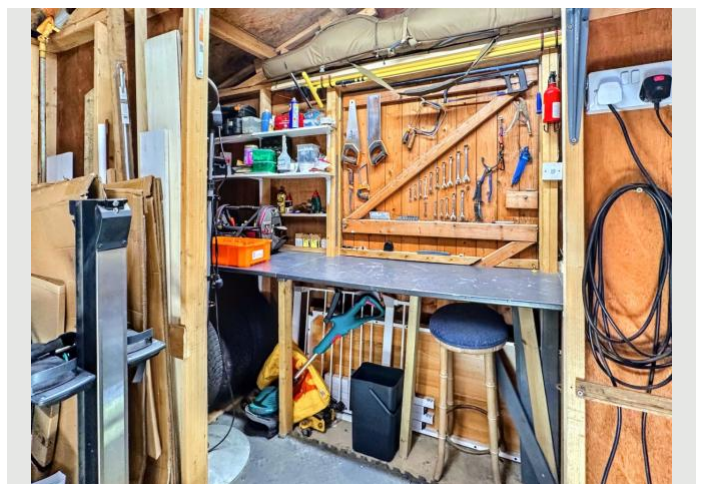
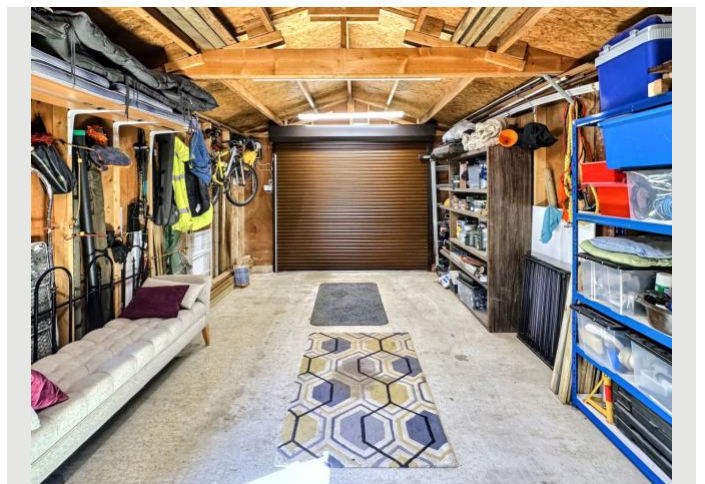
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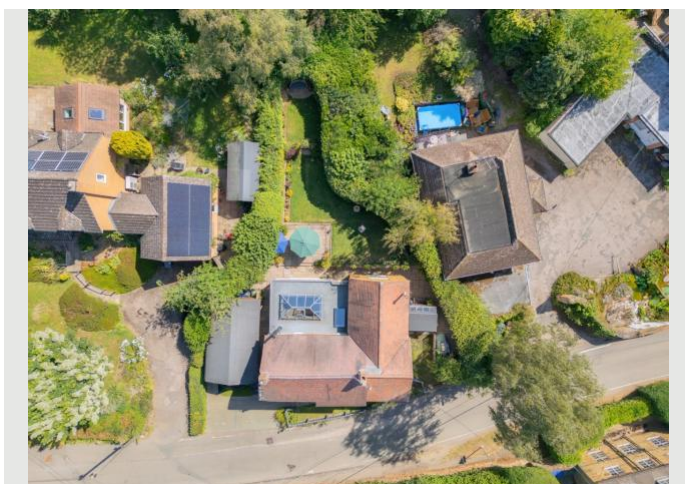
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Property Floor Plans

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Property Info

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Property Type
House
Property Style
Detached
Bedrooms
4
Bathroom
2
Receptions
4
Tenure Type
Freehold
Floor Area
-
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas
Broadband
-
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Guide Price
Price
£700,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

Grays Cottage, 16 Warwick Road, Upper Boddington, Daventry,
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Feature 1

Charming 18th Century Stone Cottage

Feature 2

Stunning Lantern Roof Garden Room

Feature 3

Private South-facing Landscaped Garden

Feature 4

Spacious Dual Aspect Main Bedroom With Ensuite

Feature 5

New Double Glazed Upvc Windows Fitted

Feature 6

Detached Garage With Electric Door And Driveway

Feature 7

Character Features Throughout

Feature 8

Stylish, Countryside Kitchen With Electric Aga

Feature 9

Flexible Dining Or Family Room

Feature 10

Peaceful Village Location Of Upper Boddington

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Four Bedroom Detached Character Cottage For Sale in Upper Boddington

Four Bedroom Detached Character Cottage For Sale in Upper Boddington

If youre dreaming of a beautiful, character-filled village home that feels as good in winter as it does in summer, Grays Cottage in Upper Boddington will be hard to resist.

This charming stone cottage dates back to the early 18th century with thoughtful extensions and stylish updates that blend perfectly with its heritage.

Lets start with the garden because its a true highlight here. The private, south-facing garden wraps around the back of the cottage and feels wonderfully secluded. Its a sunny, peaceful space with a raised lawn, mature borders, and brand new patio where you can follow the sun right through the day. If you need shade, then there is a lovely sitting area at the bottom the garden for you to relax out of the sun. Theres plenty of room for family BBQs, a spot of gardening, or simply relaxing.

The current owners have completely reworked this space theyve levelled the ground, replaced the lawn, added drainage, built new retaining walls and borders, planted English hedging, and installed beautiful fencing to frame the lawn area. There is also a wonderful potting shed around the corner to the side the house.

The garden really comes into its own thanks to the new show-stopping garden room (added in 2022) a light-filled space with a stunning lantern roof, underfloor heating, a contemporary log burner and bifold doors that open up the whole room to the patio. Its the perfect year-round spot bright and airy for summer lunches, or warm and cosy when the nights draw in. This room is very complementary to the propertys heritage style.

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Step inside and the cottage greets you with all the warmth and charm youd hope for. Exposed beams, original stonework and thoughtful finishes run throughout. The hallway sets the tone with its new Ted Todd engineered oak floor and a welcoming flow into the sitting room, where the focal point is a gorgeous fireplace with a multi-fuel stove just imagine winter evenings here, especially at Christmas.

The cottage layout is flexible too. Alongside the sitting room and garden room, theres a generous dining room thats doubled up as a music room, family room, or home office in the past - its a really versatile space that adapts with your familys needs.

The kitchen/diner is another standout. Its practical yet stylish, with plenty of space to cook and entertain. The owners have upgraded the old oil AGA for a new electric AGA and theres also an electric hob and oven so its ready for modern living but still keeps that timeless cottage feel. Theres a handy boot room (added with the garden room) tucked off the kitchen, plus a ground floor WC.

Upstairs, the landing connects you to four bedrooms and an additional separate study perfect if you work from home. The main bedroom is a treat: dual-aspect windows with garden views, fitted wardrobes, and a recently remodelled ensuite complete with a new shower, toilet and wash hand basin. The guest rooms are all beautifully presented - two are generous doubles and the fourth works well as a single or nursery.

Every detail here has been carefully thought through - from the new carpets, blinds and UPVC windows fitted in 2024, to the reworked ensuite and extra storage in the guest room wardrobes. Even the garage and workshop have been updated, with new electric roller doors, bespoke workbenches, an EV charger and plenty of practical storage.

The property has a wonderful street scene at the front with a spacious driveway for two vehicles.

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Upper Boddington itself is one of those villages people rarely want to leave. There's a great local pub, The Plough, just up the lane - a real community hub - and the village hall hosts clubs and activities for all ages and the nearby play park is fantastic for families.

There are lovely walks right from your doorstep (ideal if you have a dog), and nearby Byfield has a handy Co-op for everyday essentials. Travel connections are superb too, with easy routes to Banbury, Daventry, Southam, Leamington Spa and good links to London and Birmingham.

If schools are an important factor for you, then you are spoilt for choice:

There are nursery schools in the neighbouring villages of Byfield and Chipping Warden both just five minutes' drive away. Upper Boddington has its own long established pre-school and Primary School, whilst there is also an excellent Catholic Primary School in Aston-Le-Walls.

There are secondary schools in Middleton Cheney (with free school bus to and from the village) and Southam and a host of Independent Schools such as Princethorpe College, Warwick School, Rugby School and Bloxham School all within a 30 minute drive.

Grays Cottage is the perfect blend of old and new - a warm, welcoming home with proper character, thoughtfully updated for modern life. If you're looking for somewhere you can settle into straight away and enjoy for years to come, this beautiful cottage in Upper Boddington could be just the one.

TENURE: Freehold
COUNCIL TAX BAND: F
EPC: E

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Overall Internal Size (Approx.): 164sqm / 1765 sqft

The approximate measurements for this property are as follows:

SITTING ROOM

4.27m x 4.20m (14' 0" x 13' 9")

HALLWAY/RECEPTION

4.77m x 3.09m (15' 8" x 10' 2")

DINING ROOM / FAMILY ROOM

3.51m x 3.37m (11' 6" x 11' 1")

KITCHEN/DINER

4.62m x 4.31m (15' 2" x 14' 2")

GARDEN ROOM

4.90m x 4.39m (16' 1" x 14' 5")

BOOT ROOM

4.39m x 1.59m (14' 5" x 5' 3")

GARAGE

5.86m x 3.59m (19' 3" x 11' 9")

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WORKSHOP

3.59m x 1.21m (11' 9" x 4' 0")

BEDROOM ONE

4.33m x 4.30m (14' 2" x 14' 1")

EN-SUITE

1.95m x 1.06m (6' 5" x 3' 6")

BEDROOM TWO

4.26m x 3.07m (14' 0" x 10' 1")

BEDROOM THREE

3.39m x 2.48m (11' 2" x 8' 2")

BEDROOM FOUR

2.57m x 2.17m (8' 5" x 7' 1")

OFFICE

1.89m x 1.74m (6' 2" x 5' 9")

BATHROOM

3.09m x 1.62m (10' 2" x 5' 4")

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