

Property Details

7 The Leys, Upper Boddington,
Daventry, NN11 6DG

Guide Price **£400,000**



Property Photos

7 The Leys, Upper Boddington, Daventry, NN11 6DG



Creation Date
15/09/2025

Property Photos

7 The Leys, Upper Boddington, Daventry, NN11 6DG



Creation Date
15/09/2025

Property Photos

7 The Leys, Upper Boddington, Daventry, NN11 6DG



Creation Date
15/09/2025

Property Photos

7 The Leys, Upper Boddington, Daventry, NN11 6DG



Creation Date

15/09/2025

Property Photos

7 The Leys, Upper Boddington, Daventry, NN11 6DG



Creation Date
15/09/2025

Property Photos

7 The Leys, Upper Boddington, Daventry, NN11 6DG



Creation Date

15/09/2025

Property Photos

7 The Leys, Upper Boddington, Daventry, NN11 6DG



Creation Date
15/09/2025

Property Photos

7 The Leys, Upper Boddington, Daventry, NN11 6DG



Creation Date

15/09/2025

Property Photos

7 The Leys, Upper Boddington, Daventry, NN11 6DG



Creation Date

15/09/2025

Property Floor Plans

7 The Leys, Upper Boddington, Daventry, NN11 6DG



Property Info

7 The Leys, Upper Boddington, Daventry, NN11 6DG

Property Type
House
Property Style
Link Detached House
Bedrooms
3
Bathroom
2
Receptions
2
Tenure Type
Freehold
Floor Area
-
Agency Type
Sole
Parking
Off Road Parking
Type
Sales
Electricity
Mains Supply

Property Info

7 The Leys, Upper Boddington, Daventry, NN11 6DG

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

Property Info

7 The Leys, Upper Boddington, Daventry, NN11 6DG

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Guide Price

Price

£400,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Property Features

7 The Leys, Upper Boddington, Daventry, NN11 6DG

Feature 1

Three Bedroom Link-detached Home

Feature 2

Property Sits On A Large Plot With Tandem Workshop

Feature 3

Beautiful & Spacious Living Room With Vaulted Ceiling

Feature 4

Very Large Open-plan Kitchen/dining Area

Feature 5

Potential To Extend (subject To Planning)

Feature 6

Converted Garage With A Newley Fitted Wet Room & Utility

Feature 7

Large Garden With Field Views

Feature 8

Plenty Of Driveway Parking For Several Vehicles & Tandem Workshop/garage

Feature 9

Close To The Local Public House At The Plough

Feature 10

Quiet Village Life In Upper Boddington, Surrounded By Countryside

Creation Date

15/09/2025

Property Description

7 The Leys, Upper Boddington, Daventry, NN11 6DG

Spacious Three-Bedroom Link-Detached Home Sitting on a Generous Plot

Spacious Three-Bedroom Link-Detached Home For Sale on a Generous Plot Full of Character and Potential

Set within the peaceful village of Upper Boddington, this beautifully presented three-bedroom link-detached home is full of warmth, space, and exciting potential. Sitting on a large plot, stunning field views, and an impressive open-plan layout, this home is ideal for families or buyers seeking to enjoy quiet countryside living with modern comforts.

Beautiful Living Spaces Inside and Out

To the front of the property, a large open-plan kitchen and dining area form the heart of the home. Ideal for gatherings, family meals, or quiet mornings with a coffee, this expansive space flows seamlessly into the garden, bringing the outside in.

At the rear of the property, you can discover a very spacious living room, complete with a striking vaulted ceiling that enhances the sense of space and light, a beautiful outlook to the garden, a perfect setting for family relaxation or entertaining guests.

A major bonus is the professionally converted garage, now offering a newly fitted wet room and a separate utility space perfect for guests, extended family, or flexible homeworking options.

Expansive Plot with Stunning Field Views

This home is set on a generous plot, offering plenty of outdoor space for children to play, gardening enthusiasts to thrive, or simply to enjoy the peaceful views across the adjacent

Creation Date

15/09/2025

Property Description

7 The Leys, Upper Boddington, Daventry, NN11 6DG

fields.

To the front, theres ample driveway parking for several vehicles, as well as a tandem workshop which is a great size, with indoor and outdoor power sockets and lighting. Already being spacious and well laid out, the property also offers excellent potential to extend – subject to the usual planning permissions – allowing you to shape this home to suit your future needs.

A Little Bit About Upper Boddington

Upper Boddington itself is one of those villages people rarely want to leave. Theres 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,

Creation Date

15/09/2025

Property Description

7 The Leys, Upper Boddington, Daventry, NN11 6DG

Warwick School, Rugby School and Bloxham School all within a 30 minute drive.

Final Thoughts

From the vaulted living room to the field-view garden, and the immense potential on offer, this home provides a rare opportunity to own a substantial, character-filled property in a serene village setting.

Whether you're looking to settle down, grow your family, or create a forever home, this property is ready to welcome your vision.

Contact us today to arrange your viewing and explore the charm and possibilities this wonderful home has to offer.

Tenure- Freehold

Council Tax Band- D

EPC- D

Ground Floor

Open Plan Kitchen/Dining Room

7.13m (23'5") x 3.51m (11'6")

Hall

4.11m (13'6") x 1.84m (6')

Creation Date

15/09/2025

Property Description

7 The Leys, Upper Boddington, Daventry, NN11 6DG

Porch

3.75m (12'4") x 2.47m (8'1")

Wet Room

2.47m (8'1") x 2.47m (8'1")

Storage/Utility

2.95m (9'8") x 2.47m (8'1")

Utility

2.62m (8'7") x 2.47m (8'1")

Living Room

5.80m (19') x 5.45m (17'10")

Tandem Workshop/Garage

6.10m (20') x 3.09m (10'2")

First Floor

Third Bedroom

2.61m (8'7") x 2.40m (7'10")

Shower Room

3.21m (10'6") x 2.00m (6'7")

Creation Date

15/09/2025

Property Description

7 The Leys, Upper Boddington, Daventry, NN11 6DG

Second Bedroom

2.62m (8'7") x 2.51m (8'3")

Main Bedroom

4.58m (15') x 3.64m (11'11")

Creation Date

15/09/2025