



2 The Paddock, Lower Boddington, Northamptonshire, NN11 6YF

DEBBIE COX
Your personal estate agent **exp** UK

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Lower Boddington, Northamptonshire
NN11 6YF

Guide Price: £495,000

Built in 1974 by Bacal Construction, this much loved home has been occupied by its present owners for 50 years and has been maintained to an extremely high standard. Nestled in the beautiful South Northants countryside, this family home benefits from an active village community with a local primary school and falls within Chenderit School catchment area.

FEATURES

- Much Loved & Well Maintained Home
- Built in 1974 by Bacal Construction
- Occupied by Present Owners for 50 yrs
- Two Reception Rooms]
- Four Double Bedrooms
- Single Garage to Side
- Good Sized, Well Stocked Rear Garden
- Village with Primary School
- Chenderit Secondary Catchment Area
- Good Access to Major Roads & Rail

VIEWINGS

Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on 0777 301 7523 or email debbie.cox@exp.uk.com



Entrance Porch

Enter via a UPVC obscure double glazed front door with full length obscure window. Further door leading to entrance hall.

Entrance Hall

A welcoming, spacious entrance hall with doors leading to reception rooms and stairs rising to the first floor. Radiator.

Sitting Room

A light and airy room with full length UPVC double glazed windows to front and side elevations. Open fireplace (not currently in use) set into a feature brick surround with tiled hearth and shelf over.

Dining Room

Double glazed window overlooking the rear garden. A serving hatch connecting to the adjoining kitchen. Door to walk-in cupboard providing useful additional storage with shelving.

Kitchen

Double glazed window to rear elevation overlooking the rear garden. Fitted with a range of base and eye level units with work surface over incorporating single sink unit. Plumbing for washing machine and space for cooker and fridge. Fitted extractor hood. Serving hatch connecting to the adjoining dining room with breakfast bench under. Cupboard housing oil fired boiler. Tiling to splash back areas.

Shower Room / Cloakroom

A later addition to the property, the downstairs shower room provides a shower cubicle with electric shower over, a WC and wash hand basin set into a vanity unit with cupboards, and heated towel rail.

FIRST FLOOR LANDING

Window to side elevation providing natural light. Loft access hatch with ladder fitted. Radiator. Airing cupboard housing hot water tank with linen shelving over.

Bedroom One

Double glazed window to front elevation. Radiator.

Bedroom Two

Double glazed window to rear elevation with countryside views. Radiator.

Bedroom Three

Double glazed window to rear elevation with countryside views. Built-in wardrobes with shelving and hanging space.

Bedroom Four

Currently used as an office, a double glazed window to front elevation. Radiator.

Bathroom

Obscure double glazed window to side elevation. Suite comprising panelled bath with shower attachment, pedestal wash hand basin and WC. Heated towel rail.







OUTSIDE

Front

A block paved driveway provides ample off-road parking. The remainder of the garden is laid to lawn with gravel and paved edging.

Rear

The rear garden enjoys a South / South West facing aspect, providing an ideal sun trap. The spacious paved patio area offers plenty of room for outdoor dining and entertaining. The remainder of the garden has been beautifully maintained and comprises of two lawned areas with well stocked borders. There is a summerhouse providing a comfortable position to enjoy the garden. An archway to the rear of the garden leads to a private area retained by a brick wall with mature trees and shrubs. A gate to one side of the property leads to a storage area, and to the other side of the property, a pedestrian gate provides access to the front. There is also an enclosed area containing the oil tank and storage space ideal for logs, and an outside tap.



Garage

With metal up and over door, the garage is light and power connected and has a personal door leading directly into the rear garden.

LOCATION

Boddington comprises the villages of Upper and Lower Boddington which nestle in the beautiful South Northamptonshire countryside on the borders of Oxfordshire and Warwickshire.

Lower Boddington is ideally placed for travel connections with the A361 with easy routes to nearby towns such as Banbury, Daventry, Southam and Leamington Spa. Byfield village is situated approximately 4 miles away with a general store for day-to-day shopping with post office as well as a village fuel station.

Heading South, Junction 11 of the M40 and Banbury railway station are situated less than 10 miles. Banbury also enjoys many family entertainment amenities to include swimming pool, gym, bowling, cinema, climbing walls, eateries, etc, as well as the popular Gateway Retail Park situated just off J11.

Boddington Village Hall is situated approximately 1.6 miles away and hosts many events including WI, line dancing, badminton, gardening club, Zumba, yoga and many other activities. In addition, it hosts a café on Friday mornings and part-time Post office services. Further details can be found on the Parish Council website.

Neighbouring the village hall is Cowper Field with a learn-to-ride cycle area as well as an exciting bike track around the field to enhance cycling. There is also an adventure playground, and this area is well known for its annual fireworks display and Bob Moore Junior football tournaments.

The village also boasts its own primary school with childcare for children aged from 2 years, and benefits from small class sizes, a creative curriculum with extra curricular activities, Forest School and a Teacher lead environment. Secondary school catchment is the popular Chenderit School situated in Middleton Cheney.

The Plough Inn in Upper Boddington is within reasonable walking distance from Lower Boddington and has a good reputation for food and Sunday lunches. The village also benefits from an occasional pre-notified visit by the local mobile fish and chip van.

Perfect for walkers, the Boddington area has a number of popular walks, Millenium Way (5.5 miles from Upper Boddington), Claydon Walk via Upper and Lower Boddington (7 miles), Boddington Reservoir Walk (2.5 miles) and the Byfield/Woodford Halse circular (6.8 miles).

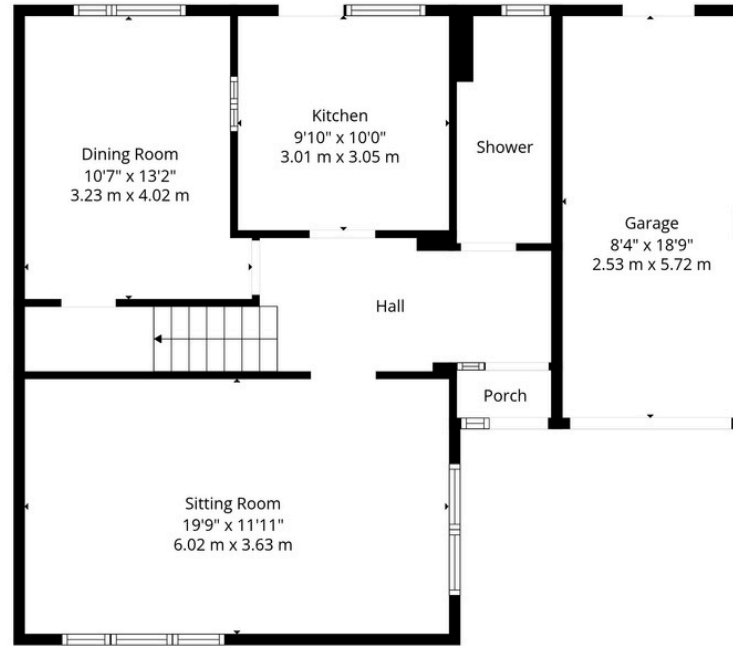
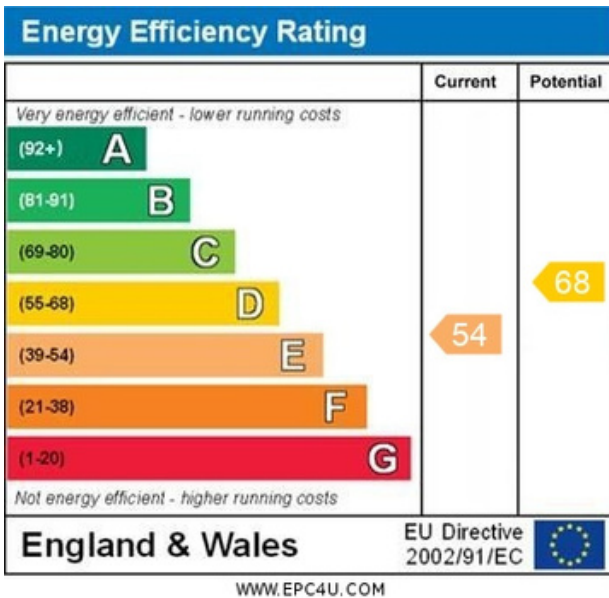
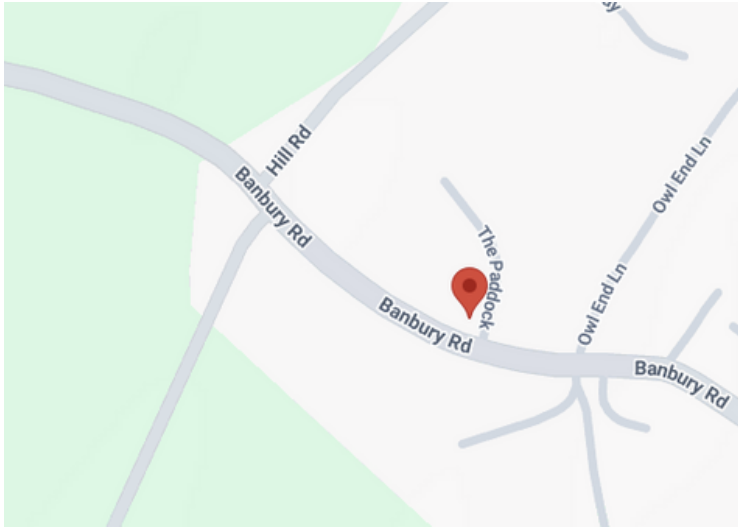
LOCAL AUTHORITY

West Northamptonshire Council.

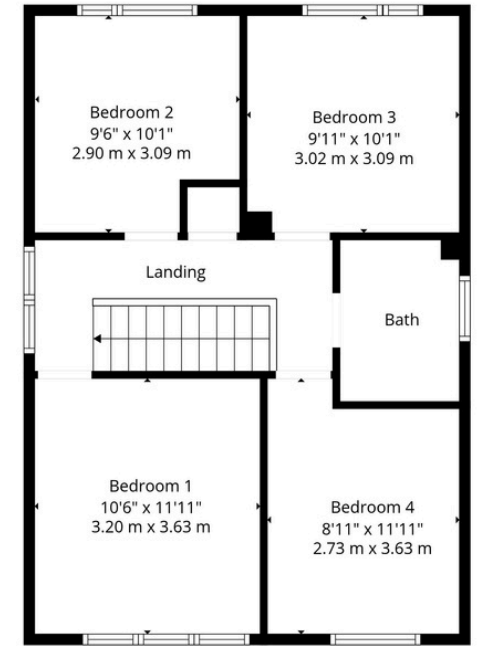
ENERGY CERTIFICATE

<https://find-energy-certificate.service.gov.uk/energy-certificate/6535-1520-2509-0611-5202>





Floor 1



Floor 2

TOTAL: 1221 sq. ft, 113 m2
 FLOOR 1: 650 sq. ft, 60 m2, FLOOR 2: 571 sq. ft, 53 m2
 EXCLUDED AREAS: GARAGE: 156 sq. ft, 14 m2, " ": 34 sq. ft, 3 m2, WALLS: 120 sq. ft, 12 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed



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Important Information

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/6535-1520-2509-0611-5202> or contact the agent for a copy in PDF format.

