



Connells

connells.co.uk 01295 268 101

FOR SALE

Connells

Butlers Close  
Aston Le Walls Daventry

# Butlers Close Aston Le Walls Daventry NN11 6UH

for sale  
**£355,000**



## Property Description

This spacious, three double bedroom bungalow for sale in the rural Northamptonshire village of Aston-Le-Walls is located in a quiet cul-de-sac and offers well laid out and versatile accommodation.

Set back from the road, and updated by the current owner this is a property that you could move straight into and viewing is highly recommended.

## Hallway

Access to rooms.

## Lounge

15' 10" x 12' 4" ( 4.83m x 3.76m )

Generous size with French doors leading through to the conservatory, providing plenty of natural light and an outlook over the enclosed rear garden.

## Conservatory

7' 2" x 12' 9" ( 2.18m x 3.89m )

Two doors leading to the rear garden. Plumbing for washing machine.

## Kitchen

12' 2" x 9' 4" ( 3.71m x 2.84m )

Double glazed window to rear aspect. A lovely kitchen with a range of wall and base mounted units with worksurfaces over and

incorporating sink unit with splashbacks. Integrated high quality appliances. UPVC stable door leading to rear garden.

## Bedroom One

15' 3" x 9' 4" ( 4.65m x 2.84m )

Double glazed window to rear, radiator

## Bedroom Two

12' 5" x 9' 4" ( 3.78m x 2.84m )

Double glazed window to front aspect. Radiator. Built in wardrobes.

## Bedroom Three

13' 5" x 8' 9" ( 4.09m x 2.67m )

Double glazed window to front aspect, radiator

## Bathroom

Double glazed frosted window to rear; Suite comprises of a modern bath, wash hand basin and low level wc. Heated towel rail.

## Loft Space

Loft light - fully boarded

## Garage

14' 11" x 8' 6" ( 4.55m x 2.59m )

Up and over steel door and power & light.

## Garden

The garden is very private and predominantly laid to lawn, with a couple of paved areas for garden furniture. Two sheds, ornamental fish pond and outdoor tap.

## Aston Le Walls

Aston le Walls is a village and civil parish in West Northamptonshire, England, close by the border with Oxfordshire. The village is about 9 miles (14.5 km) north of Banbury in Oxfordshire, and 10 miles (16.1 km) south of Daventry.

Neighbouring villages are Chipping Warden, Lower Boddington Upper Boddington and Byfield. According to the 2011 census the village had a population of 293

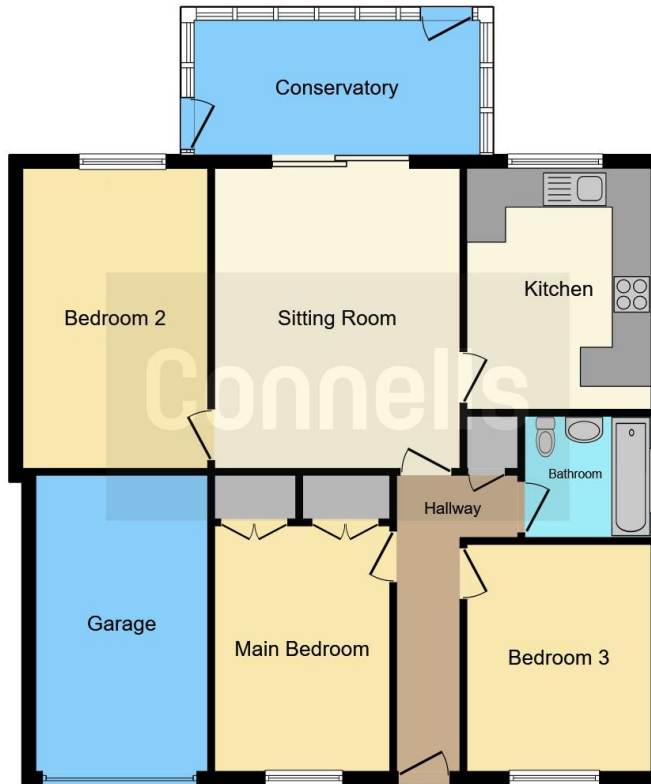
Whilst based in peaceful surrounds, Aston-Le-Walls is just a ten/fifteen minutes drive from the market town of Banbury and then just one hour train journey to London.

There is also easy access to both the M1 and M40, whilst the towns of Daventry, Warwick, Leamington Spa and Rugby are all nearby.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01295 268 101**  
**E [banbury@connells.co.uk](mailto:banbury@connells.co.uk)**

33 Bridge Street  
BANBURY OX16 5PN

**EPC Rating: D**

**view this property online [connells.co.uk/Property/BAN308662](http://connells.co.uk/Property/BAN308662)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BAN308662 - 0005