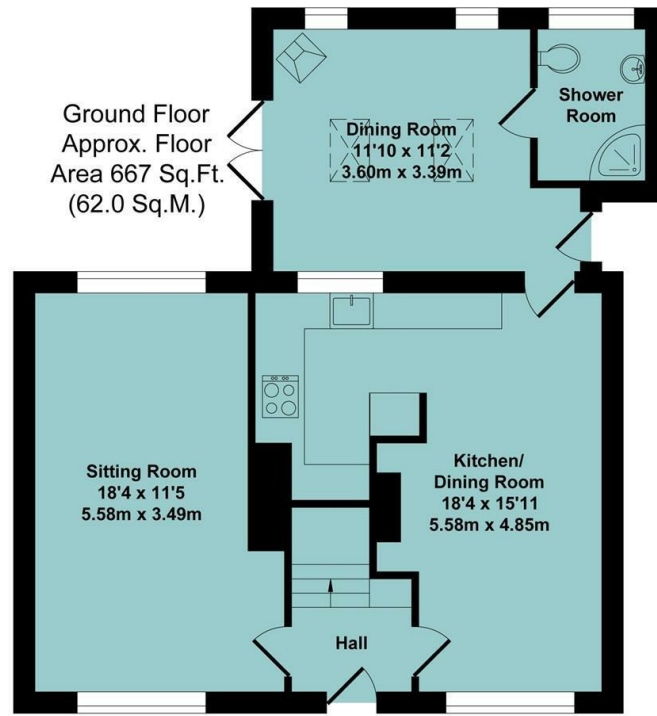


Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Total Approx. Floor Area 1223 Sq.Ft. (113.70 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



6 Millers Close
Lower Boddington



6 Millers Close, Lower Boddington, Northamptonshire, NN11 6YD

Approximate distances

Banbury 9 miles
 Daventry 12 miles
 Southam 9 miles
 Leamington Spa 16 miles
 Northampton 23 miles
 Junction 11 (M40 motorway) 8 miles
 M1 (Junction 18) 20 miles

A WELL PRESENTED EXTENDED AND EXCEPTIONALLY SPACIOUS HOUSE WITH A LARGE GARDEN BACKING ONTO FIELDS OVER WHICH THERE ARE LOVELY VIEWS

Hall, sitting room, open plan kitchen/diner, garden room/office, shower room/WC, three double bedrooms, bathroom, large rear garden, layby providing communal on street parking to front. Energy rating E.

£350,000 FREEHOLD



Directions

From Banbury proceed in a northerly direction toward Daventry (A361). Travel through Wardington and follow the bypass around Chipping Warden continuing on the A361 and shortly after leaving Chipping Warden turn left where signposted to Aston Le Walls and Lower Boddington. On reaching Lower Boddington Millers Close will be found on the right hand side and the house is set well back from the road at the left hand end of the terrace.

Situation

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.

The Carpenters Arms is 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 Church 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 'Charles Cowper' field which is available for all to use all year round. A recently installed cycle track is a superb addition to the facilities available to all local residents.

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.

There are nursery schools and kindergartens in the neighbouring villages of Byfield and Chipping Warden both just five minutes' drive away, whilst there is also an excellent catholic Primary School in Aston-Le-Walls.

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

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

* A very well presented double fronted end terraced house originally constructed for the Local Authority which has over recent years been improved and extended to provide a third reception room and ground floor shower room/WC.

* The spacious accommodation is arranged on two floors and includes a well proportioned double aspect sitting room with wood burner and wood floor.

* Open plan kitchen/dining room with shaker units incorporating a built-in oven, hob and extractor, plumbing for washing machine, space for fridge, wood effect work surfaces, laminate wood effect floor, space for table and chairs, open fire and window to front.

* Garden room/office or playroom with laminate wood effect floor, two

windows to rear, wood burning stove, velux window and French doors to the patio, door to shower room/WC fitted with a white suite comprising fully tiled shower cubicle, wash hand basin and WC, heated towel rail, fully tiled walls.

* Landing with window to rear enjoying lovely views, door to built-in airing cupboard.

* Large main bedroom with window to front and built-in wardrobe.

* Two further double bedrooms one of which has beautiful views over the fields to the rear.

* Family bathroom fitted with a white suite comprising bath, wash hand basin and WC, window.

* To the front of the property a path leads to the front door and the pedestrian side access from where a door opens from the kitchen. The large rear garden has recently been landscaped to provide attractive seating areas including a raised deck adjacent to the rear boundary with beautiful outlooks, lawn.

* There is communal on street parking in a layby at the front.

* The vendors rent a single garage from West Northants District Council for £67 per month and we understand that it is possible this arrangement could be continued for a new owner subject to WNDC approval. A personal door from the garden opens into it.

Services

All mains services are connected with the exception of gas. Heating is by way of electric night storage.

Local Authority

West Northants District Council. Council tax band C.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: E

A copy of the full Energy Performance Certificate is available on request.