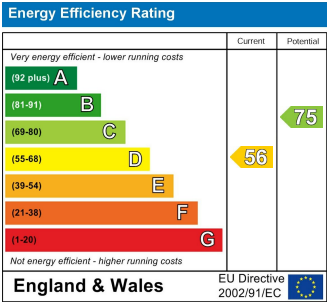
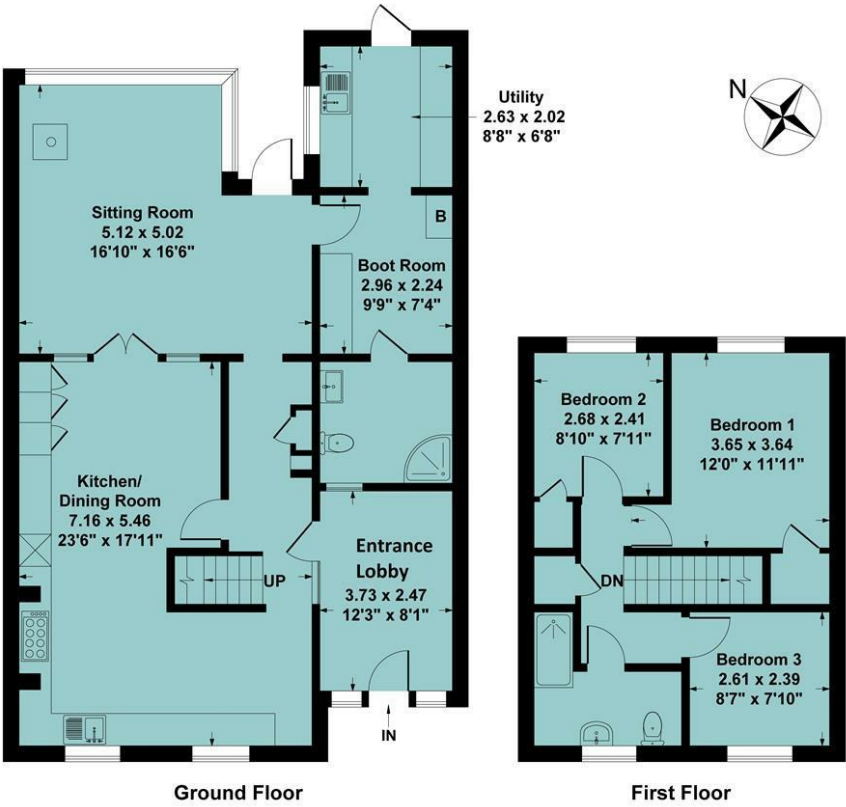


Agents Note

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.



Ground Floor Approx Area = 93.73 sq m / 1009 sq ft
First Floor Approx Area = 40.38 sq m / 435 sq ft
Total Area = 134.11 sq m / 1444 sq ft
Measurements are approximate, not to scale,
illustration is for identification purposes only.

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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.



7 The Leys
Upper Boddington



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

Approximate distances
Banbury 10½ miles
Daventry 10½ miles
Leamington Spa 16 miles
Stratford upon Avon 24 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A DECEPTIVELY SPACIOUS AND WELL MAINTAINED
THREE BEDROOM SEMI DETACHED HOUSE WHICH
HAS BEEN EXTENDED AND GREATLY IMPROVED BY THE
CURRENT OWNERS

Entrance lobby, entrance hall, kitchen/dining
room, sitting room, boot room, utility, ground
floor wet room, three bedrooms, first floor shower
room, front and rear gardens, garage and off road
parking on the driveway for several vehicles.
Energy rating D.

£410,000 FREEHOLD



Directions

From Banbury proceed in a northerly direction along the Southam Road (A423) and follow this road for approximately 7 miles before turning right where signposted to Wormleighton. Follow this road for approximately 2 miles travelling through the village of Wormleighton and take the left hand turning signposted to Upper Boddington. Upon entering the village continue until you reach The Plough public house, turn left here into London End and then the first right into The Leys. The property will be found on the right hand side and can be recognised by our "For Sale" board.

Situation

Upper Boddington is located north of Banbury. Within the village there is a public house, local shop and church whilst a more comprehensive range of facilities can be found in Banbury and Daventry. Access for the M40 found at Banbury (Junction 11) and at Gaydon (Junction 12). Upper Boddington Primary School is easily accessible and a bus is provided for Secondary schooling at Chenderit School in Middleton Cheney, both are regarded as Good by OFSTED. Within the village there is also a church, Methodist Chapel and a popular public house, Village Hall with Post Office facilities and activities which include Toddler Group, Boddington Pre-school, dance lessons and various sports. Adjoining the village hall is a large recreational field and a children's play area. Just outside the village is Boddington Reservoir with a sailing club and fishing activities. There are many pretty countryside public footpaths and horse riding trails.

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:

- * Entrance lobby with ample space for coats, shoes and storage, door to entrance hall.
- * Entrance hall with stairs to first floor, opening through to the kitchen/diner, further door to the sitting room.
- * L-shaped kitchen/dining room fitted with a range of white gloss base and eye level units with wood effect worktop over, two large windows to front, integrated Neff oven with a slide and hide door, space for free standing fridge freezer, space for dishwasher, ample space for table, chairs and lounge furniture in the dining space, double doors to the sitting room.
- * Sitting room (which forms part of the extension) with high vaulted ceilings, windows to rear, door to rear, solid oak engineered floor, log burner, door to the boot room/utility.
- * Boot room fitted with a worktop which matches the kitchen, space and plumbing for washing machine, space for tumble dryer, door to wet room and opening to the utility.

- * Utility with inset sink, a range of base and eye level units to match the kitchen, under counter wine fridge, door to garden.
- * Ground floor wet room with tiled walls, shower, WC and wash hand basin.
- * Main bedroom with window to rear and fitted wardrobe.
- * Bedroom two with window to rear and fitted wardrobe.
- * Bedroom three is a single with window to front.
- * Shower room fitted with a corner double shower cubicle, vanity wash hand basin and WC, fully tiled walls, window to front.
- * Landscaped rear garden with a patio and seating area, path to a large lawned area and a range of mature trees, shrubs and bushes. Further seating area at the rear of the garden.
- * Landscaped garden to front with a large lawn and sleepers.
- * Garage with light and power.
- * Large gravelled frontage with parking for up to six vehicles.

Local Authority

South Northants District Council. Council tax band D. £2,434.02 - 2025/26.

Services

All mains services are connected with the exception of gas. Oil fired central heating. The boiler is locate in the boot room.

Viewing

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

Energy rating: D

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