



2 Townsend Lane, Upper Boddington, Northamptonshire, NN11 6DR

HOWKINS &  
HARRISON

## 2 Townsend Lane, Upper Boddington, Northamptonshire, NN11 6DR

We are delighted to be able to offer to the market this very attractive stone property which nestles in the heart of this popular village. The property it's offered in excellent condition throughout and whilst retaining a wealth of original character it offers all the benefits of modern-day living. Attractive gardens surround the property there is offered parking and garage.

### Features

- Detached family home
- Well presented
- Superb modern kitchen & utility room
- Open plan Garden/family/dining room
- Beautiful character features
- Gardens and decked entertaining area
- Three bedrooms, cloakroom & bathroom
- Parking & garage
- Village location of Upper Boddington
- Energy Rating- F



## Location

Upper Boddington is situated 2 miles from Byfield (on the A361), midway between the market towns of Daventry and Banbury with train station and regular connections to London and Birmingham. Boddington Primary School is a 7 minutes walk from the house; a school bus is provided for Secondary school students at Chenderit School in Middleton Cheney, both regarded as Good by OFSTED. Fibre optic high speed broadband is available.

There is also a parish church, Methodist Chapel, popular thatched public house; Village Hall with Post Office facilities and activities such as 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 . 2 miles from Washbrook Farm (Aston-le-Walls Horse Trials & Dressage).



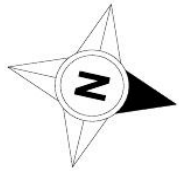
## Ground Floor

A covered porch leading to the front door which gives access to the hallway. An attractive arched door leads to the lounge which is a lovely room with a centre piece log burning stove set into an attractive inglenook fireplace which used to be the old bread oven. Exposed ceiling and floor timbers. French doors leading out to the rear decked area and a door giving access to the staircase which leads to the first floor. A very well equipped kitchen with numerous base and level units, quartz worktops surfaces, built-in appliances to include an electric induction hob and Neff double oven. Space for an American style fridge/freezer. Integrated island/breakfast bar and ceramic grey tiled flooring which leads through to a fabulous Garden/family room with large picture windows to rear and bifold doors to two sides resulting in the room being flooded with natural light and gives easy access to the rear decking area. Door to the utility room with base and eye level units, stainless steel sink, plumbing for automatic washing machine. There is also a downstairs cloakroom.

## First Floor

The first floor landing gives access to all of the bedrooms with a fabulous master bedroom with A frame ceiling and exposed timbers as well as exposed floorboards and a range of built-in wardrobes providing hanging and storage space. Doors to further bedrooms. There is a family bathroom comprising of a WC, pedestal wash basin and bath with shower over. Floor tiling and heated rail, with cupboard housing hot water cylinder. Additional separate WC.

# Townsend Lane, Upper Boddington, Daventry, NN11

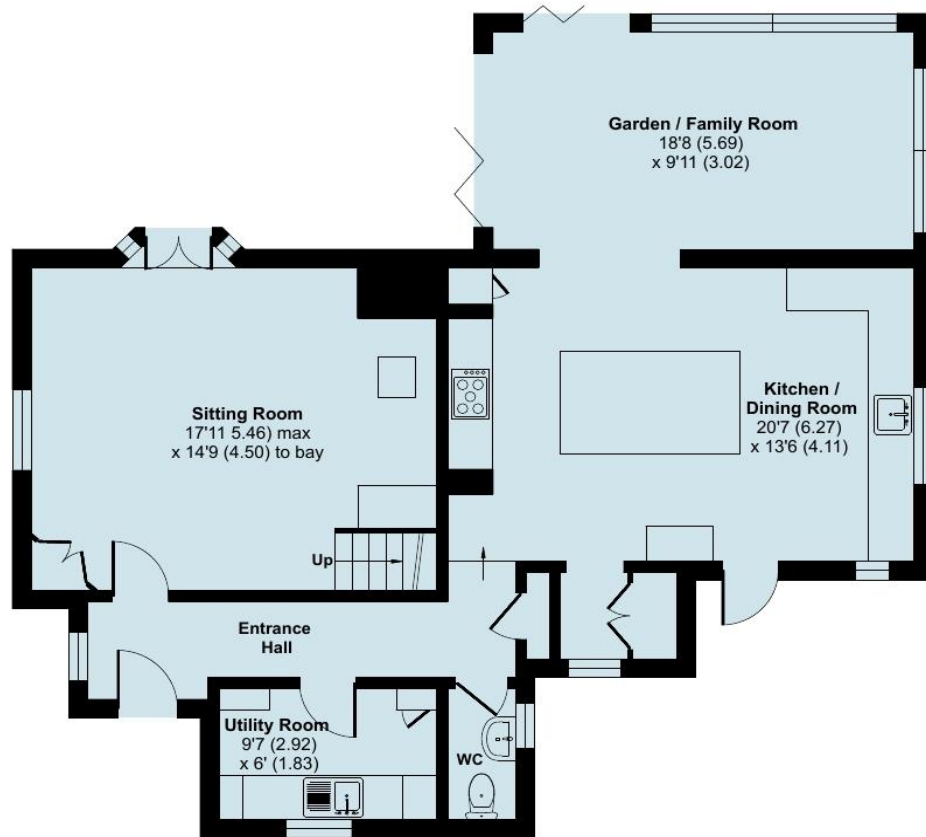


Approximate Area = 1623 sq ft / 150.7 sq m

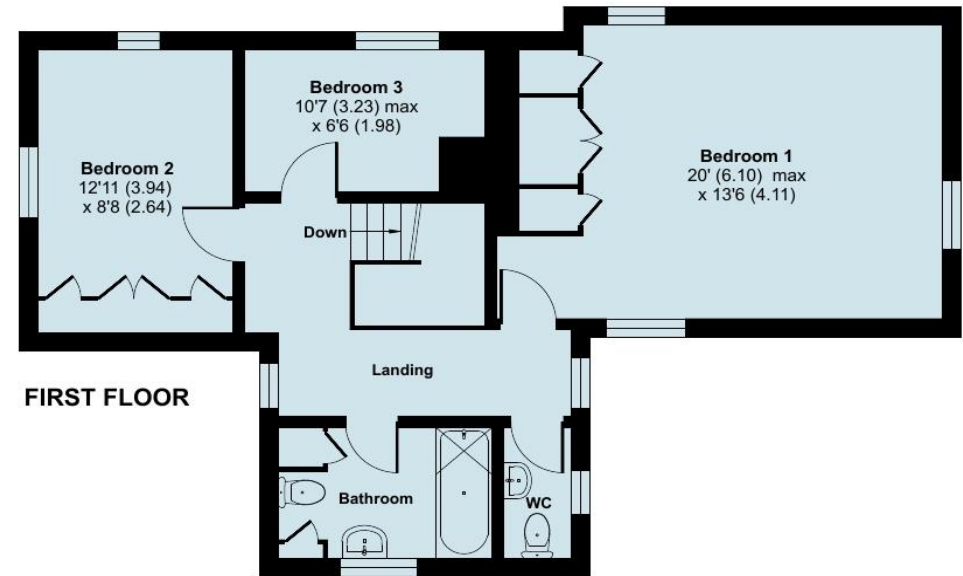
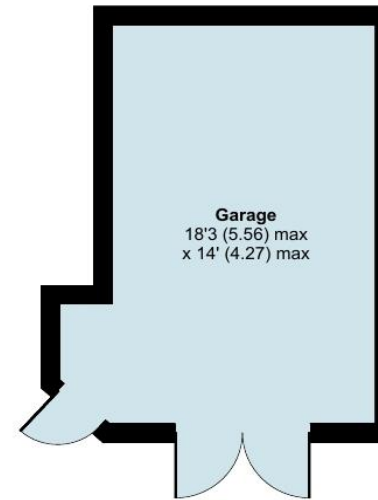
Garage = 225 sq ft / 20.9 sq m

Total = 1848 sq ft / 171.6 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Howkins & Harrison. REF: 1145208



## Outside

There is a pedestrian gate which is accessed off Townsend Lane with steps leading to the front porch and door. The driveway is situated to the eastern side of the property where there is a block paved driveway providing off-road parking and access to a one and a half sized garage, which has lighting and power connected. From the driveway there are steps which lead to the garden situated to the eastern side of the property. The gardens are beautifully attended, being mainly to lawn with well tended flower beds, trees and shrub borders. The garden continues to the rear of the property but there is a terrace area with a pathway which leads, to the side of the property where there is a substantial decking area.



The property is offered in excellent condition throughout and whilst retaining a wealth of original character it offers all the benefits of modern day living.





## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel: 01327-316880

## Fixtures and Fittings

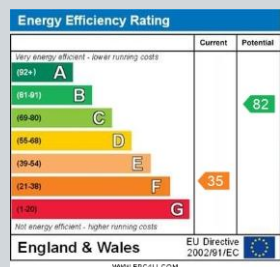
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council  
Tel:0300-126700  
Council Tax Band-E



## Howkins & Harrison

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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. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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