



The Yews

1 Frog Lane | Upper Boddington | Daventry | Northants | NN11 6DJ

 FINE & COUNTRY

THE YEWS

Steeped in nearly a century of family history, The Yews is a charming and characterful village home that has been lovingly cared for across generations.



A handsome detached Grade III listed period house in this popular village. The extended cottage offers four reception rooms (three with open fireplaces), kitchen, cellar, three to four bedrooms, family bathroom, shower room, some new double-glazing, LPG central heating. There is a 26m by 7.5m private garden, on road parking and no chain. Full of character is a great village.

GROUND FLOOR

The cottage is entered through a solid casement door; a step leads to a welcoming open plan hallway. There are exposed floorboards, electricity meter, fuse controls, cast-iron radiator, ample room for a table and chairs. From here steps take you to the bright and well-fitted kitchen featuring a high vaulted ceiling with exposed beams. Vintage Rayburn Royal cooking range, full height larder cupboard. Eye-level cupboard housing the LPG Worcester boiler. Large central island with a wooden work surface, inset sink unit, mixer tap, space for fridge, plumbing for a dishwasher, base units and pan drawers. Further white fronted base cupboards, wooden work surfaces, Siemens electric fan-assisted oven, Neff 5-ring gas hob, exposed brickwork, don lighters, windows to both sides allowing natural light to flood in.

Opposite the kitchen in a spacious lounge with exposed floorboards, two cast-iron radiators, exposed stonework and beam, TV point. Two double-glazed sash windows and double French doors providing a vista across the rear garden. The cosy sitting room has an operational fireplace with a marble hearth, jade tiling, mantelpiece and a period surround. Ceiling beam, original cupboards, cast-iron radiator, side and a front window with a window seat beneath. The smallest of the four reception rooms can be a snug or used as a quiet reading room. Open fireplace with cast-iron surround and fender, original cupboards, shelving. Down lighters, stairs rise to the first floor, side bay window.

The spacious dining room is a fabulous entertaining space with ample room for a large circular table and chairs. Open fireplace with cast-iron surround, grate and a stone hearth. Cast-iron radiator, ceiling beams, original corner cupboard, down lighters. Two rear sash windows with window seats beneath. A wooden door and stone steps lead down to the cellar. This usable room has 6ft headroom with a ventilation window, light power and the RCD consumer unit, Santon pressurised hot water cylinder.

FIRST FLOOR

The spacious landing has a cast-iron radiator, dimmer switch, down lighters. Smoke alarm, a tight spiral staircase takes you to the 4th attic bedroom. The main bedroom features a high vaulted ceiling with exposed trusses, rafters and purlins. Dimmer switch, cast-iron radiator, two shallow original cupboards, front window with attractive views. The second double bedroom has an ornamental fireplace, original display niche, down lighters, cast-iron radiator. TV and telephone points, two rear sash windows. There is a compact & bijou fully tiled shower enclosure with a shower unit, close-coupled WC and bespoke wash-hand basin. Tiled walls, ladder radiator, fitted mirror, shaver point, down lighter, extractor fan.

The third double bedroom is a bright and spacious room with a vaulted ceiling, exposed purlins and a cast-iron radiator. Telephone point, double-glazed side and rear windows overlooking the garden. The family bathroom has a clawfoot freestanding roll top bath with shower rail and curtain. Wall hung basin, close-coupled WC, ladder radiator. Tiled floor and walls, shaver point, side window.

SECOND FLOOR

The second floor attic room could provide an occasional child's bedroom, a great office or just provide easy to access storage space. There are two cast-iron radiators, exposed purlins and A-frame, TC+V and telephone points. The gable window provides great views over the rear garden. There are double doors opening to a limited storage area, conservation rooflight.









Seller Insight

“ Originally purchased by the owners' great grandparents in 1926, the property has remained within the same family ever since, becoming a place deeply woven into family life and treasured memories. Although never the owners' permanent residence, it has long been the setting for childhood holidays, family gatherings and peaceful escapes to the countryside. Rich in heritage yet wonderfully welcoming, The Yews offers a rare opportunity to own a home with genuine provenance and enduring charm.

Occupying a prominent corner position between a larger village road and a quiet country lane, the property immediately stands out thanks to its beautiful stone boundary wall and the pair of ancient yew trees from which the house takes its name. The gardens unfold gracefully alongside the house, creating a picturesque setting that changes beautifully throughout the seasons. From the rear of the property, double doors open directly onto the garden, allowing afternoon and evening sunlight to pour into the living spaces while framing lovely sunset views.

One of the home's most captivating features is the way its architectural history has evolved over time. With Georgian, Victorian and more modern additions combining harmoniously, the property offers a fascinating blend of character and practicality. The Georgian sections of the house — particularly the middle and end rooms — possess a timeless elegance, enhanced by original fireplaces and traditional cupboards that remain beautifully intact. Despite the house having an open and flowing feel from the moment you enter, each living space still retains its own sense of privacy and individuality.

Natural light moves effortlessly through the house across the day. Morning sunshine fills the kitchen before gradually moving through the reception rooms and eventually settling across the garden into the evening. The newer additions, including the principal living room and bedroom above, have been thoughtfully integrated to complement the older sections of the home while offering additional comfort for modern living.

Beyond the property itself, village life in Upper Boddington is one of the home's greatest attractions. The owners speak warmly of its strong sense of community, friendly atmosphere and enduring appeal, with an excellent primary school, historic pub, village hall and countryside walks all close at hand. Nearby Boddington Reservoir offers sailing, fishing and scenic walks, while Banbury and Daventry are both within easy reach for a wider range of amenities.

Above all, The Yews is a home with soul — a property that has been cherished for generations and lovingly preserved without losing its authenticity. Full of warmth, history and character, it is a house that deserves to continue creating memories for many years to come.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















OUTSIDE

Front Garden

There is a wrought-iron pedestrian gate opening to a small fore-garden with some planted borders and a pretty flowering cherry tree. There are also tulips, daffodils, primroses, privet hedging and some brick walling enclosing the frontage.

Parking Arrangements

Parking is available on Frog Lane, just outside the house on a 'first come - first served' basis.

Rear Garden

There is a level and private terrace directly behind the lounge with a wooden decked area attached. The rear garden is raised from the village road offering a good degree of privacy with established red robins and privet hedging screening one side. The garden gently tapers down to the far end where there are two large Yew Trees (giving the house its name). There are flower borders with 4ft brick walling, there is also a wooden potting shed and a covered wood store. The Propane gas bottle is located down here well-screened by walling and hedges. The garden has an average width of 7.5m and is 26m from the house down to the Yew Trees and there is also a 2m side terrace with 5ft walling with inset lighting.







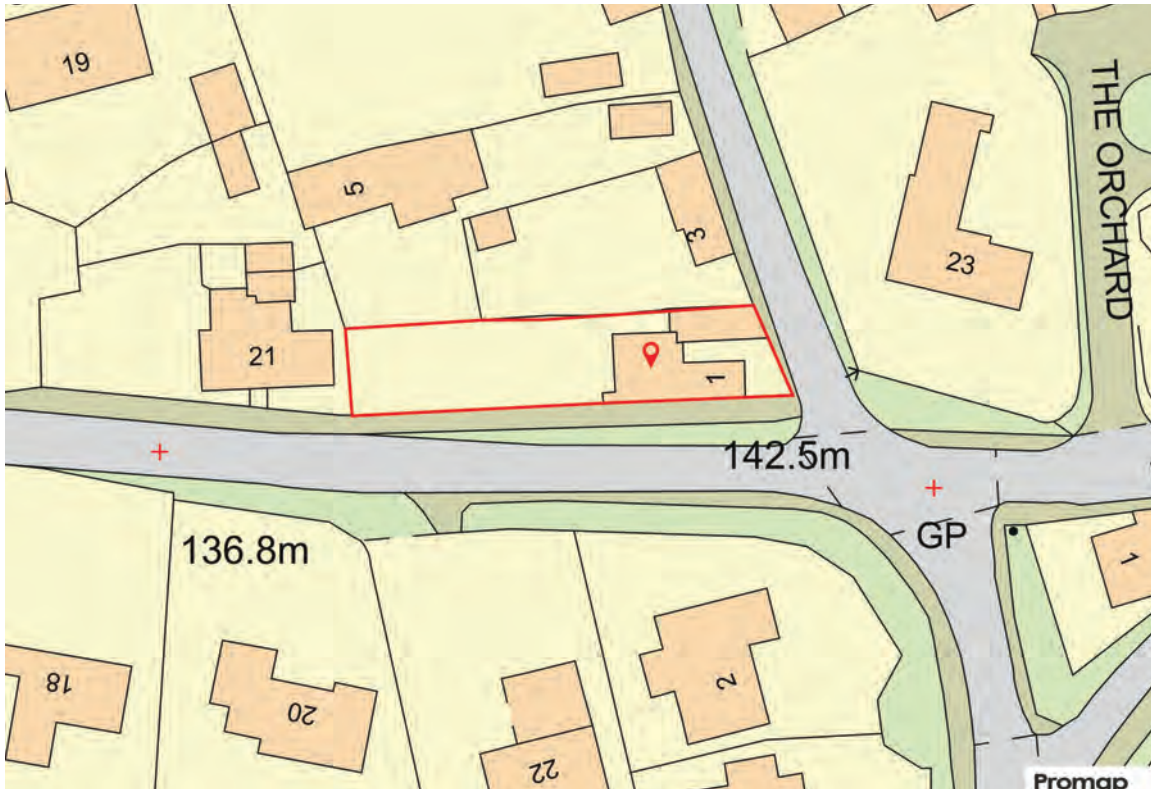


LOCATION

Upper Boddington is located around 12 miles away from both Daventry and Banbury, 16 miles from Leamington Spa and 8 miles from Southam. Its far enough away from urban areas to maintain a rural village character, but close enough so that commuters have easy access to both the M1 and M40 motorways. The village's name means 'hill of Bota'.

The village has a number of community facilities and businesses that serve the local area. There is a Church of England primary school, the Plough Inn pub, a newly constructed village hall situated next to the playing fields, and Upper Boddington church. There is also a brand new cycle park in the village park. Local activities range from darts and skittles leagues at the Plough Inn, badminton matches and yoga classes at the village hall. There are local shooting clubs, with both sailing and fishing at the nearby large reservoir, there are golf courses in Hellidon and Staverton. Day-to-day shopping can be found just 2 miles away in Byfield.





Local Authority

West Northamptonshire Council.
 Telephone (0300) 126 7000.
 Council Tax Band 'E'.
 Current Payable £3,126.56p (April 2026 to March 2027).

Services

Mains electricity, water, drainage, LPG central heating to cast-iron radiators, BT.

Broadband & Mobile Phone Coverage

Ultrafast broadband speed is available in the village with predicted highest available download and upload speeds of 1,000Mbps. Superfast delivers 80Mbps download and 20Mbps upload speeds. There is 5G mobile signal available both indoors and outdoors from Lycamobile and EE, with 4G from most others. We do advise you to check with your mobile phone provider.

Directions

From Banbury, head directly north on the B4100 Warwick Road, turning right by The Wharf Inn public house, this takes you past the long-established fishing reservoir on your right, and after a further mile you will arrive in the village. The Yews is easy to find at the very top of Frog Lane with a Fine & Country board outside. You can also use the A361 Daventry Road from M40 (J11) staying on this road for 6 miles and turning left down The Twistle before arriving in Byfield village. Then turn left again at the T-junction towards Upper Boddington. You will see the village pub on your left, then Frog Lane is on your right, Use NN11 6DJ for your satellite navigation systems.

Viewing Arrangements

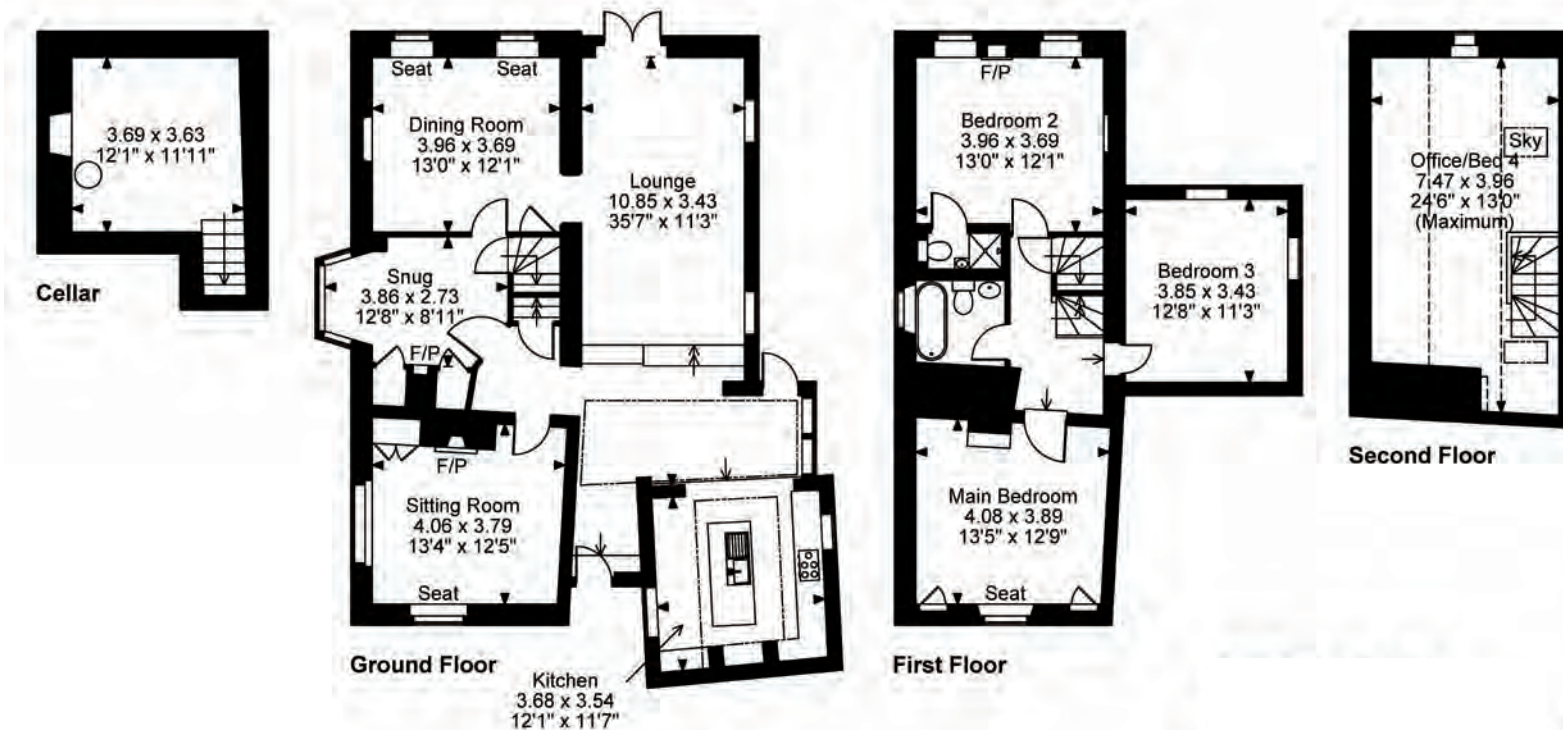
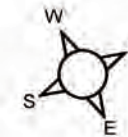
Through the vendors sole agents Fine & Country on either (01295) 239665 or (07761) 439927.

Opening Hours

Monday to Friday	9.00 am–8pm
Saturday	9.00 am–7pm
Sunday	By appointment only

Guide price £ 575,000

The Yews, 1 Frog Lane, Upper Boddington
 Approximate Gross Internal Area
 2025 Sq Ft/188 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8687054/LPV



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	36 F
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 19.05.2026





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CHRISTOPHER E MOBBS CPEA
PARTNER AGENT

Fine & Country Banbury
40 years experience
07761 439927 | DD: (01295) 239665
email: chris.mobbs@fineandcountry.com

I joined Fine & Country in 2003, and left the Rugby office as clear market leaders after 14 happy and hard-working years there to replicate that success in my home town of Banbury. I completed my CPEA 2-year qualification by choice in 1986 to try and raise the profile of estate agency. I work closely with all of my highly valued clients and I am available 24/7 to ensure we get the desired outcome. My knowledge enables me to resolve any hurdles along the journey, and I remain just as passionate as when I started my successful career back in 1986!

YOU CAN FOLLOW CHRIS ON



"Outstanding. Chris could not have made the experience of buying a house any better.

The communication throughout the whole process was incredible. Chris offered advice when ever it was needed, made himself available at all times of the day (often very late at night - sorry Chris!) and followed up on questions with lightening speed. We were nervous buyers due to our circumstances of returning to the UK recently and needing a home quickly. Chris kept us informed and even reached out simply to let us know if there wasn't an update. This made a huge difference and kept us confident and reassured.

Chris' genuine care made us feel part of the local community before we even arrived. And our children look forward to seeing him like a family friend. We sincerely feel very very fortunate that Chris happened to be the agent for our house purchase. Thank you Chris!"

"Chris Mobbs is an exceptional agent we would recommend to anyone. He was so helpful from the very first interaction, listened to us and helped the process go through as smooth as possible. Chris made a normally stressful process fun, due to him working so hard and having the answers before we had to ask. Cant recommend him highly enough."

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country
Tel: +44 (0)1295 239666
banbury@fineandcountry.com
Guardian House 7 North Bar Street, Banbury, OX16 0TB

