



The Old Post Office, Hill Road, Lower Boddington, Northamptonshire, NN11 6YB

HOWKINS &  
HARRISON

The Old Post Office, Hill Road,  
Lower Boddington, Northamptonshire,  
NN11 6YB

Guide Price: £759,000

A beautiful and substantial stone period home, built in the 1800s, rich with history and recently updated by the current owners to create a stunning family residence arranged over three floors. Many original features have been carefully retained, complemented by thoughtful, sympathetic upgrades that provide all the comforts of modern living. To the rear, a charming cottage-style private garden offers a variety of seating and dining areas, perfect for enjoying the sunshine at different times of the day. Nestled in the sought-after village of Lower Boddington, this exceptional home blends character, charm, and contemporary convenience in an idyllic setting.

#### Features

- Charming period family home
- Five bedrooms with the master and bedroom two having en-suite
- Large kitchen/dining room with Aga
- Garden Room
- Large sitting room with period features and snug with wood burning stove
- Utility and pantry
- Annexe including further kitchen
- Large garden and pretty courtyard dining area



## Location

Boddington is a village split into two parts, Upper and Lower, and is situated between Daventry and Banbury just off the A361 surrounded by countryside of the Oxfordshire/Warwickshire border. Facilities in the village include a post office in Upper Boddington together with 15th Century church and public houses in both villages and a very active village hall.

Travel connections are excellent, making life convenient. Banbury itself is superbly placed, with easy routes to nearby towns such as Daventry, Southam and Leamington Spa, as well as excellent rail and road links to both London and Birmingham whether this be for commuting or leisure.

There are a choice of schools in the neighbouring villages of Byfield and Chipping Warden with each having welcoming nursery schools whilst Upper Boddington offers its own well-established pre-school and Primary School. Aston-Le-Walls is home to an excellent Catholic Primary School providing yet another option close by.

There are secondary schools in Middleton Cheney, served by a free school bus to and from the village and in nearby Southam. For independent education, prestigious schools such as Princethorpe College, Warwick School, Rugby School and Bloxham School are all within a comfortable 30-minute drive.



## Ground Floor

Enter the property from the pavement into a spacious wrap-around garden room with a tiled floor. To the left the former garage has recently been converted to an annexe offering a versatile business space, complete with a professional kitchen. To the right, the property is accessed via a rear door leading into a large utility room, featuring a generous walk-in pantry.

The homely kitchen/dining room boasts a good range of base and eye-level cupboards with integrated appliances and a two-door Aga. French doors open onto a charming courtyard, perfect for al fresco dining. The adjacent hallway, with useful understairs storage, leads to a cosy snug with a wood-burning stove.

Across the hallway, a large, comfortable lounge—originally the old post office—features exposed cross beams, an open fireplace, and an inglenook that was once part of the old bakery. Although rarely used today, the original front door opens onto the pavement, preserving its historical character.

From the rear hallway, a recently refurbished downstairs cloakroom is complemented by a feature original room, ideal as a home office or boot room, with direct access to the garden.





## First Floor

The stairs lead to the first floor, where a stunning master bedroom is complemented by an en-suite and an adjacent dressing room. Two further generous double bedrooms and a charming single bedroom are also located on this floor, alongside a well-appointed family bathroom.

## Second Floor

Stairs continue to the second floor, which features a generous double bedroom with exposed original beams, complemented by a separate shower room located just across the landing.

## Outside

The French doors in the kitchen and the conservatory open on to a delightful courtyard dining area that catches the morning sun. Steps rise up to a large lawned area to a further decked seating area which captures the evening sun. Screened from site there are two wooden sheds and a brick outbuilding attached to the rear of the house.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on 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.

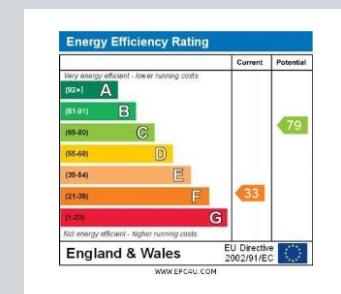
## Services

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

South Northamptonshire Council: 0300-126700

## Council Tax Band – G



## Howkins & Harrison

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## The Old Post Office, Lower Boddington NN11 6YB

Main House Approx. Gross Internal Area:- 222.43 sq.m. 2394 sq.ft.

Garage/Carport Approx. Gross Area:- 47.58 sq.m. 512 sq.ft.

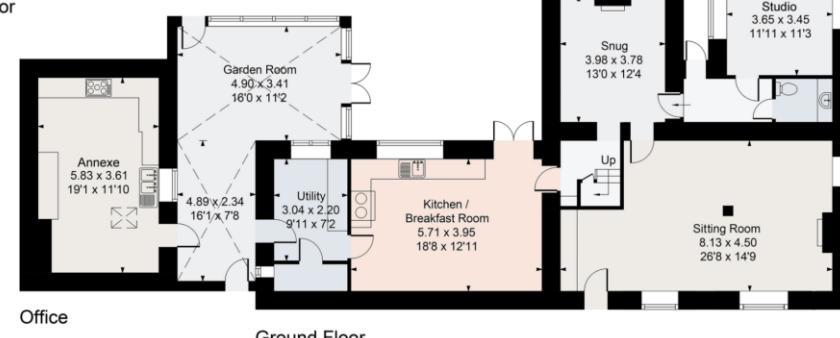
Total Approx. Gross Area:- 270.01 sq.m. 2906 sq.ft.



First Floor



Second Floor



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
[---] Denotes restricted head height  
[www.dmlphotography.co.uk](http://www.dmlphotography.co.uk)

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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