

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

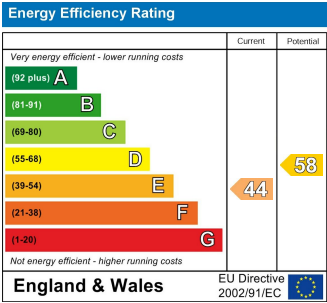
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Ground Floor

Ground Floor Approx Area = 103.75 sq m / 1117 sq ft  
Garage Approx Area = 34.58 sq m / 372 sq ft  
Total Area = 138.33 sq m / 1489 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.



11 The Paddock  
Lower Boddington





# 11 The Paddock, Lower Boddington, Northamptonshire, NN11 6YF

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 DETACHED THREE BEDROOM BUNGALOW LOCATED IN A CUL-DE-SAC BETWEEN BANBURY AND DAVENTRY

Porch, hall, cloakroom, living room, conservatory, kitchen/breakfast room, three bedrooms, bathroom, oil ch, driveway parking, double garage, office/workshop, no upward chain. Energy rating E.

£375,000 FREEHOLD



## Directions

From Banbury proceed in a northerly direction toward Southam or Daventry as Lower Boddington can be approached from either depending upon traffic conditions. The Paddock is located in the heart of the village and a "For Sale" board has been erected at the entrance to the road. The bungalow is found at the end of the cul-de-sac on the right hand side.

### 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.

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 park 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 detached brick built well proportioned bungalow located toward the end of a relatively small no through road.

\* Porch, hall and ground floor cloakroom with a white suite and window.

\* Open plan living room with sliding double glazed patio doors to the rear garden, fireplace.

\* Large conservatory with ceramic tiled floor and recently redecorated, power and light connected, wall mounted electric heater, doors and windows to the rear garden.

\* Kitchen/breakfast room fitted with a range of dark oak units incorporating a built-in oven, microwave, integrated dishwasher and fridge, ceramic hob, window and door to side, personal door to garage.

\* Main double bedroom with fitted wardrobes and double aspect with windows to front and side.

\* Second double bedroom also with double aspect with windows to side and rear, built-in double wardrobe.

\* Third single bedroom with window to rear and built-in wardrobe.

\* Bathroom fitted with a suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin and WC, window.

\* To the front of the property there is a block paved driveway providing off road parking space for two vehicles beyond which there is an electric up and over door opening to the double garage which includes utility space and a door to an office/workshop.

\* The remainder of the front garden is lawned with borders and a path leads to the rear and the main area of garden which is at the side and is also mainly lawned with borders. There is gated side access and an oil tank.

\* No upward chain.

### Agent's note

We understand that this property has been the subject of subsidence which has resulted in relatively minor works being carried out and underpinning was not required. The relating paperwork can be provided upon request.

### Services

All mains services are connected with the exception of gas. The oil fired boiler is located in the garage.

### Local Authority

South Northants District Council. Council tax band D.

### 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.

### Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

