



The Elms, 26 Frog Lane, Upper Boddington, Daventry,
Northamptonshire, NN11 6DJ

HOWKINS &
HARRISON

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Guide price: £800,000

An individual four bedroomed detached stone-built home occupying an impressive plot of approximately 3/4 of an acre. Approached via a sweeping gravel driveway and surrounded by mature gardens and established trees. The property requires some updating but offers significant scope for improvement and potential, subject to the necessary planning permissions. OFFERED WITH NO CHAIN.

Features

- Individual detached stone-built property
- Plot of approximately 3/4 of an acre
- Four bedrooms
- Two bathrooms plus ground floor cloakroom
- Three reception rooms
- Spacious kitchen and separate utility room
- Large stone-built garage & substantial workshop
- Mature wraparound gardens
- Offered with no upward chain
- Excellent potential, subject to planning permission



Location

Upper Boddington is a charming Northamptonshire village surrounded by attractive countryside, offering a peaceful rural setting. The village has a strong community feel, with a local pub, village hall, church, and primary school, while nearby Byfield, Banbury and Daventry provide a wider range of everyday shopping and leisure facilities.

There is an excellent selection of well-regarded schools within easy reach, including Boddington Church of England School, Winchester House School, Magdalen College School in Brackley, Stowe School and Bloxham School, making the area an attractive choice for families with children of all ages.

For commuters, London is also accessible, with trains from Banbury offering a journey to London Marylebone in under an hour. Banbury station is approximately 12 miles away, making regular travel into London straightforward whilst allowing you to enjoy the peace and character of the countryside at home.

Excellent road links provide convenient access to the A361, A45 and M40, making the village well suited to those commuting towards Banbury, Daventry, Northampton, Oxford and beyond.



Ground Floor

Entrance is via a half-glazed door into a spacious reception hallway, featuring a part double-height ceiling, stairs rising to the first floor and galleried landing, wall light points and doors leading to the connecting rooms. Built-in cupboards provide useful storage for coats and shoes. The cloakroom has an obscure double-glazed window to the side and is fitted with a two-piece white suite comprising a low-level WC and wall-mounted wash hand basin, with tiled splashback.

The sitting room enjoys an impressive triple aspect, with double-glazed windows to the front and side, and a door to the rear. Wall light points. The study has a double-glazed window overlooking the front aspect, providing an ideal home office or additional reception space. The dining room benefits from double-glazed patio doors opening onto the tiled terrace, providing an excellent connection to the gardens. There is also a double-glazed window to the rear and wall light points.

The kitchen is fitted with a range of wall, base and drawer units, roll-top work surfaces, stainless steel sink with double drainer and chrome mixer tap. There is a tiled splashback, space for a breakfast table, space for a cooker and plumbing for a dishwasher. A double-glazed window overlooks the rear, and a door leads through to the utility room.

The utility room has two windows to the side and a half-glazed external door. There is a range of fitted base and drawer units, stainless steel sink, tiled splashback, radiator, plumbing for a washing machine and space for further appliances. A door leads to the boiler room, which houses the warm air heating system boiler and provides additional shelving and lighting.



First Floor

The first floor features a spacious galleried landing with double-glazed windows to the front and side aspects, doors leading to the bedrooms and bathrooms, a built-in airing cupboard and access to the loft space.

Bedroom One has two double-glazed windows to the front and side aspects, a built-in double wardrobe and a door leading to the en-suite cloakroom. The en-suite is fitted with a low-level WC and pedestal wash hand basin, with tiled splashback and a double-glazed window to the side.

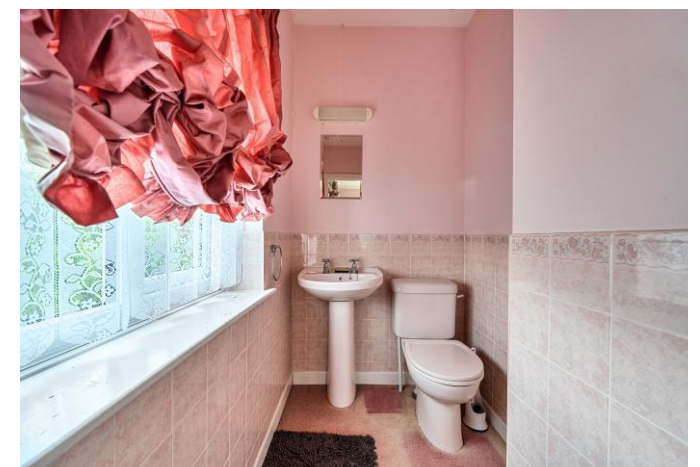
Bedroom Two has double-glazed windows to the rear and side aspects, built-in wardrobes, and cupboards, together with a wash hand basin and tiled splashback.

Bedroom Three has a double-glazed window to the rear aspect and built-in wardrobes, together with a wash hand basin and tiled splashback.

Bedroom Four has a double-glazed window to the front aspect and built-in wardrobes extending along one wall.

Bathroom One has a double-glazed window to the rear and is fitted with a five-piece suite comprising low-level WC, bidet, wall-mounted wash hand basin, panelled bath and separate shower cubicle, with tiled splashback areas.

Bathroom Two is fitted with a four-piece suite comprising low-level WC, pedestal wash hand basin, bidet and panelled bath with chrome shower mixer taps over, with tiled splashback areas.



Outside

The property is approached via a sweeping gravel driveway, leading up to the house and garage, providing a generous amount of parking.

Opposite the property is an additional area of land formerly used as an orchard. It currently hosts fruit trees, grass and wildflowers, creating a meadow-style garden and adding to the property's feeling of space and privacy.

The main gardens wrap around the property and are predominantly laid to lawn, bordered by mature and established shrubs and trees. The gardens provide an attractive and private setting and include a timber summer house, timber shed and large workshop.

The overall plot extends to approximately three quarters of an acre.

The stone-built garage has a pitched tiled roof, electric up-and-over door, roof-space windows and doors to the side, with power and lighting connected. The garage is larger than standard and could potentially accommodate up to six cars, subject to vehicle sizes and configuration.

Adjoining the garage is a substantial workshop, which benefits from windows, doors and provides excellent additional space for storage, hobbies or DIY projects.

The property requires some updating but offers considerable scope for improvement and potential, subject to the necessary planning permissions and consents.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-316880](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, oil and drainage services.

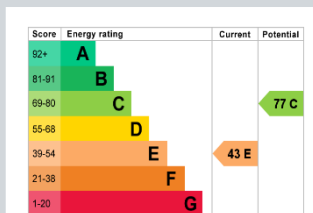
Agents Note

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

Local Authority

West Northamptonshire Council [Tel:0300-1267000](tel:0300-1267000)

Council Tax Band - F



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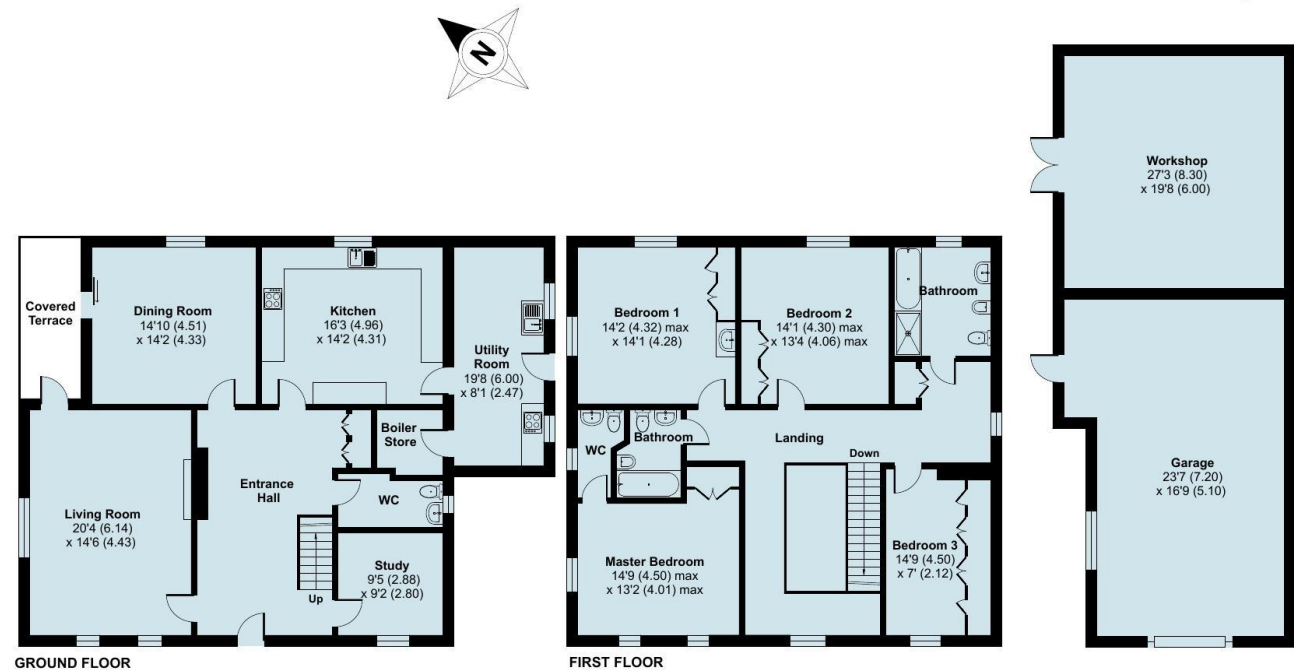
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Approximate Area = 2695 sq ft / 250.3 sq m

Garage = 931 sq ft / 86.4 sq m

Total = 3626 sq ft / 336.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1529812

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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