



6 Butlers Close, Aston Le Walls, Daventry NN11 6UH  
£310,000 Freehold

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





*Two bedroom detached bungalow located in a popular village location.*

Entrance hallway | Living/dining room | Refitted kitchen/breakfast room | En-suite to master bedroom | Second double bedroom | Separate toilet | Garage | Pleasant rear garden | Driveway

Located in the village of Aston Le Walls, at the end of a quiet cul-de-sac, this two bedroom detached bungalow benefits from two good sized double bedrooms with en-suite to master, refitted kitchen/breakfast room, good sized living/dining room, pleasant rear garden, driveway and garage. This property is offered for sale with no onward chain.

**Accommodation**

Entrance via UPVC double glazed door to entrance hallway.

**Entrance hallway:** Radiator. Doors to all accommodation. Pull down loft hatch with ladder and light.

**Cloakroom:** Refitted two piece white suite, comprising low level WC with built-in storage underneath and wash hand basin. Radiator. Extractor fan. Tiling to splashback areas.

**Bedroom one:** Good sized double bedroom with UPVC double-glazed window to the front aspect and radiator.

**En-suite:** Refitted three piece white suite comprising low level WC, wash hand basin with built-in storage underneath, and large double shower cubicle with two shower units, tiling to splashback areas and radiator. UPVC double glazed obscured window to the side aspect.

**Separate WC:** Handbasin and low level WC

**Bedroom two:** Front aspect double bedroom with radiator.

**Living/dining room:** Spacious room with space for sofa suite and dining table and chairs. Radiator. UPVC double glazed sliding patio door leading to rear garden.

**Kitchen/breakfast room:** Refitted by the current owner, with a range of white base units, laminate wood effect worktop, built-in stainless steel sink unit, as well as oven and four-ring electric hob with extractor hood above. Space and plumbing for washing machine, as well as built-in fridge/freezer. Wall mounted metal fuse box and radiator. UPVC double glazed window that overlooks the rear garden. UPVC double glazed door that leads to side passageway.

**Outside**

**Front:** Mostly lawned garden with a pathway leading to the front door.

**Driveway:** Parking for one vehicle, this could be enlarged if required.

**Rear garden:** Stepping out to patio area. The rest of the garden is mostly laid to lawn with flower and shrub borders and mature trees and hedges. To the right hand side of the property is access to the kitchen door and access leading to the front of the property. To the left is a pathway leading to a shed area where you can also find the air source heating station, which was installed in 2020. This also leads to gated access to the front of the property.

**Garage:** Single brick built garage with a metal up and over door. Power and light connected.

**Location**

Aston le Walls is a village and civil parish in West Northamptonshire, England, close by the border with Oxfordshire. The village is about 9 miles (14.5 km) north of Banbury in Oxfordshire, and 10 miles (16.1 km) south of Daventry. Neighbouring villages are Chipping Warden, Lower Boddington Upper Boddington and Byfield.

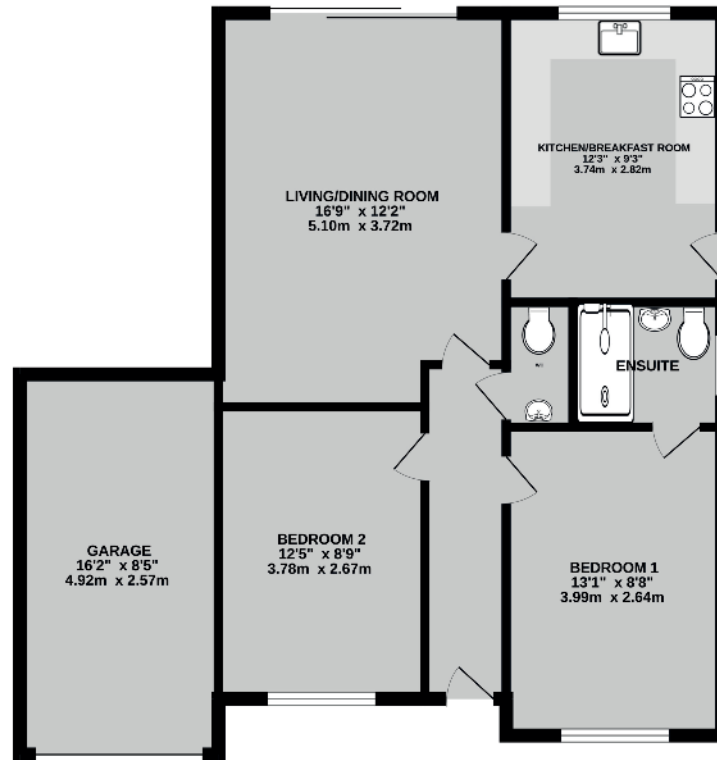
Services: All Council Tax Banding: C  
Authority: South Northants Council







773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, cubage and any other items are approximate and it is recommended that you verify, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The vendor, estate agent, advertiser or other person has not been asked to give a guarantee as to their speciality or otherwise can be given.  
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**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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