



# BUTTERWELL FARMHOUSE

10 BODDINGTON ROAD, BYFIELD, DAVENTRY

**A superb, Grade II Listed, detached character property, set within the village of Byfield**

**Ground Floor:** Entrance hall • Kitchen and utility  
Dining room • Sitting room • Conservatory • Boot room

**First Floor:** Main bedroom with adjoining dressing room  
and bathroom • Family bath/shower room  
Double bedroom

**Second Floor:** Two further bedrooms (one converted  
into office with shower room) • Loft space

**Outside:** Set in 0.5 acres approx  
Garage space for four cars



**Stow-on-the-Wold Office**

Parklands House, Park Street, Stow-on-the-Wold,  
Gloucestershire, GL54 1AQ

T 01451 830731

E [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)

[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)

**The London Office**

40 St James's Place, London, SW1A 1NS

T 0207 839 0888

E [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)

[www.tlo.co.uk](http://www.tlo.co.uk)



## DESCRIPTION

Set within a generous plot of approximately half an acre, this attractive detached farmhouse presents an exceptional opportunity for further enhancement and development, complemented by a range of substantial outbuildings and garaging.

Adjoining the main house is a utility room and single garage offering significant scope for conversion, while to the far end of the plot there is additional detached garaging which also has development potential. Subject to the necessary planning consents, these spaces could lend themselves perfectly to a variety of uses, such as home offices, wellness studio, or self-contained annexe accommodation.

The property is approached via a shared initial driveway, leading to private electric gates which open into a secluded driveway and courtyard, providing a real sense of privacy.

Internally, the farmhouse offers versatile and well-proportioned living accommodation, with a selection of reception rooms arranged across the ground floor, ideal for both family-living and entertaining. On the first floor there is the principal bedroom with dressing room and bathroom, a further double bedroom and bathroom complete this floor. The second floor is accessed via a characterful staircase, leading to two additional double rooms and a further bathroom.

## SITUATION & AMENITIES

Situated on the borders of South Northamptonshire, North Oxfordshire and South Warwickshire, Byfield is a popular and vibrant village offering an attractive blend of countryside living and everyday convenience. The village benefits from a post office, a garage, medical centre, and a primary school, along with a public house, sports facilities, village hall and parish church. For a wider range of shopping, dining and leisure facilities,



the nearby market towns of Daventry and Banbury are easily accessible. In addition, the renowned destinations of Oxford and Stratford-upon-Avon are within comfortable reach, offering an excellent selection of cultural, historical and entertainment opportunities.

Transport connections are particularly convenient, with the M40 (Junction 11) at Banbury approximately 9 miles away, and the M1 (Junction 16) accessible within around 12 miles. Rail services from Banbury provide direct links to London Marylebone, with journey times from around 56 minutes, making the area suitable for commuters.

## **WAYLEAVES, EASEMENTS & RIGHTS OF WAY**

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## **SERVICES**

Mains electricity, water and drainage. Mains gas as central heating. Broadband to the house. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required.)

## **FIXTURES & FITTINGS**

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.





## TENURE

Freehold with vacant possession.

## LOCAL AUTHORITY

West Northamptonshire Council, Lodge Road,  
Daventry, NN11 4FP - T: 0300 126 7000

## COUNCIL TAX

Band G

## VIEWING

Please telephone Butler Sherborn:  
Stow on the Wold Office - T: 01451 830731 or  
The London Office - T: 0207 839 0888  
E: [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)

## DIRECTIONS (NN11 6UP)

From the BP garage in Byfield on the A361, continue to the roundabout where you take the first exit onto Boddington Road after 0.1 miles Butterwell Farmhouse can be round on your right.

**what3words:** ///passwords.veto.removals





### Towns/Villages

Banbury 10.4 miles  
Daventry 7.8 miles  
Leamington Spa 16 miles  
Stratford-upon-Avon 33.9 miles



### Pubs

The Plough, Upper Boddington 2.1 miles  
Royal Oak, Eydon 2.9 miles  
The Hollybush Inn 3.5 miles  
The Three Conies 8.8 miles



### Schools

Byfield CE Junior School 0.4 miles  
Chenderit School 8.8 miles  
Bloxham School 13.6 miles  
Beachborough School 17 miles



### Train station

Banbury Station 10.1 miles  
Kings Sutton Station 14.4 miles

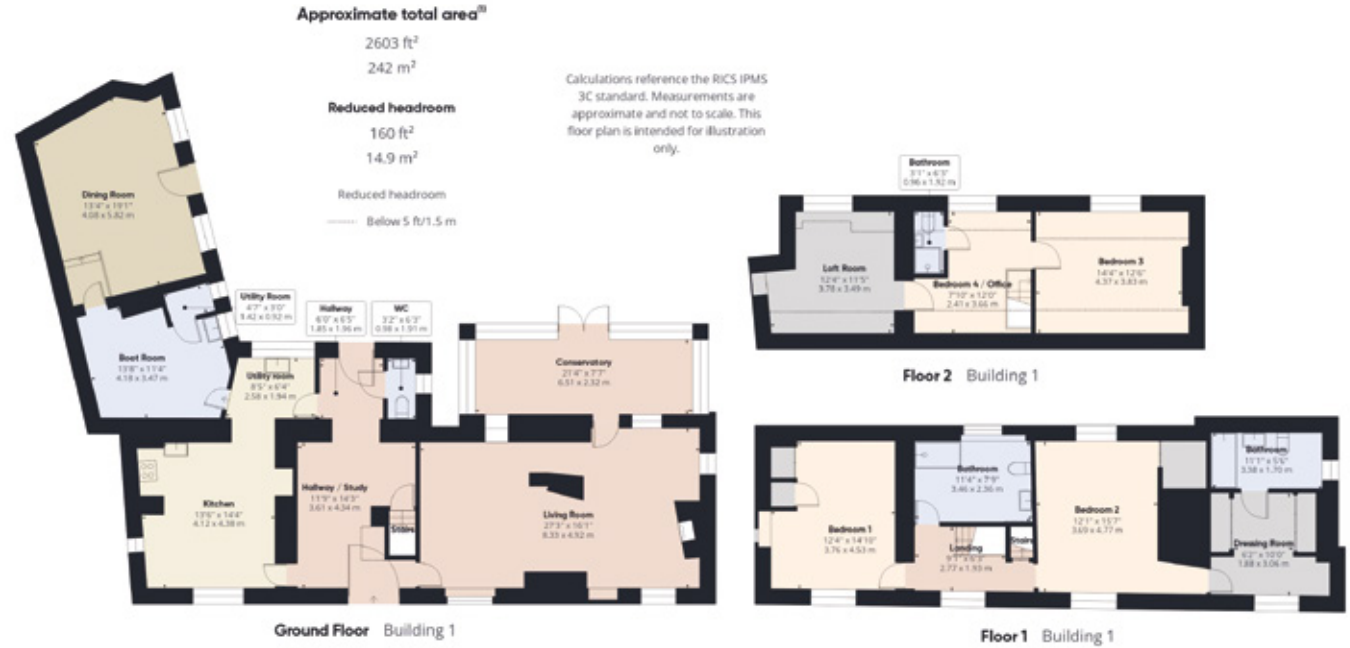


### Members Clubs

Soho Farmhouse 21.5 miles  
Daylesford Organic 25.8 miles



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