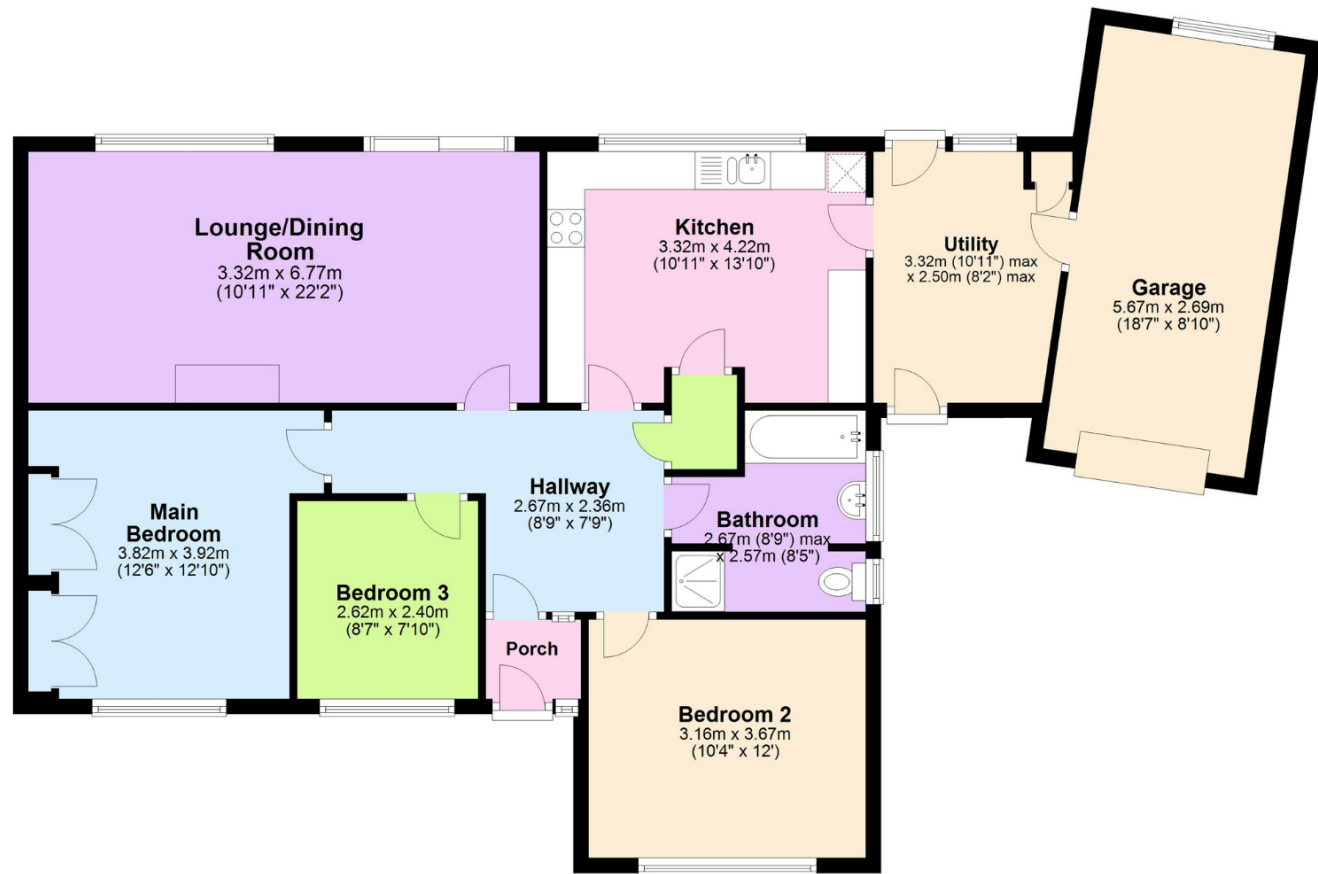




Ground Floor



01327 878926
www.campbell-online.co.uk
36 High St, Daventry NN11 4HU

campbells
of Upper Boddington



3 Bedrooms | 1 Bathroom | 1 Reception Room | Single Garage



LOCAL PROPERTY EXPERT JEREMY TAYLOR



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We were recommended Campbells estate agents by some family members and we are so glad we used them. Jeremy was brilliant throughout- as 'first time' sellers we were a little unsure of the process and how much we would have to do but Jeremy handled everything. Any queries we had were answered immediately and he went out of his way at all times to help us. To anyone who is thinking of selling their homes I would thoroughly recommend Jeremy and Campbells...Thanks for everything!

Jordan & Megan about Jeremy and the Daventry Team

16 FARM STILE

UPPER BODDINGTON, NN11 6DQ

- ✓ Three Bedrooms
- ✓ Large Lounge/Dining Room
- ✓ Garage
- ✓ Utility Area
- ✓ Double Glazing Throughout
- ✓ Off Road Parking
- ✓ Fabulous Rear Garden
- ✓ Quiet Village Location
- ✓ Open Fire

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



Three bedroom detached bungalows are a rare commodity in Upper Boddington, particularly ones that offer this amount of space and potential.

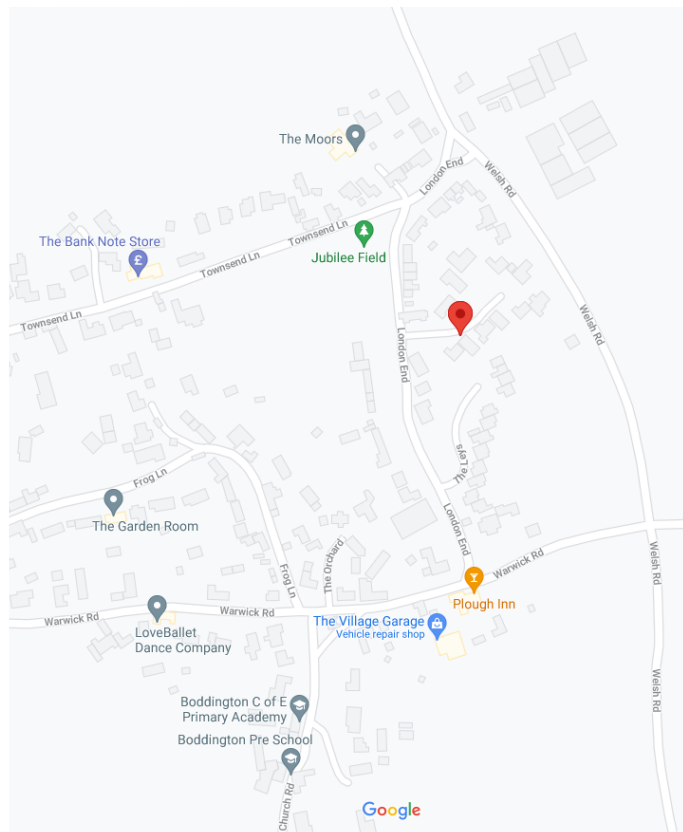
Set back from the road in a very quiet location this bungalow sits on a very large plot with a private driveway and area of lawn at the front but the real 'WOW' is provided by the fabulous rear garden that has been tenderly cared for and maintained over the years. This does not only provide a lovely opportunity for an enthusiastic gardener but with so much space it would comfortably allow for a conservatory or an extension to be added if you so desired and subject to planning. This lovely bungalow is light and very spacious throughout. Whilst there is an enclosed porch leading to a large and welcoming hallway at the front, it is likely that you would enter the property via the door at the side of the property that takes you into a utility space with plenty of room to hang up your coat. From there you enter the kitchen that is bathed in natural daylight from the huge window that offers a great outlook over the aforementioned rear garden. There are numerous fitted base and wall units and plentiful work surface space for food preparation. In addition, this generous sized kitchen offers more than enough room to accommodate a kitchen table and chairs. The heart of this property has to be the expansive lounge/dining room.

The lounge/diner is a wonderful space to relax, entertain and the glazed double doors that lead to the garden brings the outside in. This is another room that benefits from an abundance of light and it also has an open fire to provide some warmth and a cosy atmosphere during the cold winter months. Leading back to the hallway you will discover three bedrooms and a large bathroom. The main bedroom offers plenty of room for wardrobes and other bedroom furniture as required, whilst bedroom two is also a very good sized double. Bedroom three is a single room that has been utilised as a home office in recent years. The bathroom comprises a panelled bath, separate shower cubicle, pedestal hand basin and low level WC. The property also benefits from UPVC double glazing and oil fired central heating throughout. The driveway to the front allows for three cars to park comfortably and leads to the single garage with light and power connected. A large area of lawn spans the width of the bungalow at the front, whilst the garden at the rear is a real joy. This gorgeous garden is exceptionally private and the immaculate lawn is framed by a variety of lovely plants, shrubs and flowers. There is also the added benefit of a garden shed and a greenhouse to one side.



LOCATION

Whilst Upper Boddington is 'officially' a Northamptonshire village, it also sits within a couple of miles of the borders of Warwickshire and Oxfordshire and so really is in the 'heart of the shires'. The village has a fantastic community feel, with the Plough Inn, the beautiful, thatched pub/restaurant, very much at its centre. If you enjoy walking, you are spoilt for choice, with countless bridleways, Boddington reservoir and the nearby canal pathways all on the doorstep. Other local amenities include 'The Village Garage' for all of your vehicle servicing needs, whilst the Post Office; Doctor's surgery and Co-op can be found at the neighbouring village of Byfield. Upper Boddington is situated between the market towns of Banbury and Daventry, whilst Warwick; Leamington Spa; Stratford -Upon-Avon and Oxford are also in very close proximity.



Council Tax: Band D EPC: Rating D

"Whilst you could move straight in, this property also provides you with the opportunity to modernise and to make it your own home."