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 2 James Watt Close, Daventry NN11 8RJ

# campbells

of Upper Boddington



4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Double Garage



**LOCAL PROPERTY EXPERT JEREMY TAYLOR**



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Campbells provided an absolutely excellent service from valuing/marketing the property right through to sale completion. They kept us informed every step of the way and provided assistance as and when required.










We would have absolutely no hesitation in using their services again if a similar situation arises again at some point in the future.

Overall, 1st Class Service that I am struggling to see how they could do better!

**Gary & Derek about Jeremy and the Campbells Team**

## MARSTON HOUSE

7 WARWICK ROAD, UPPER BODDINGTON, NN11 6DH

-  Four Double Bedrooms
-  Fabulous Fitted Kitchen
-  Two Reception Rooms
-  Home Office
-  En-Suite To Main Bedroom
-  Wood Burning Stove
-  Under Floor Heating
-  Double Garage
-  Secluded Garden

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.



**Marston House is an immaculately presented and astonishingly spacious four 'double bedroom' property.**

**Without a doubt this fabulous property has everything you need and more.**

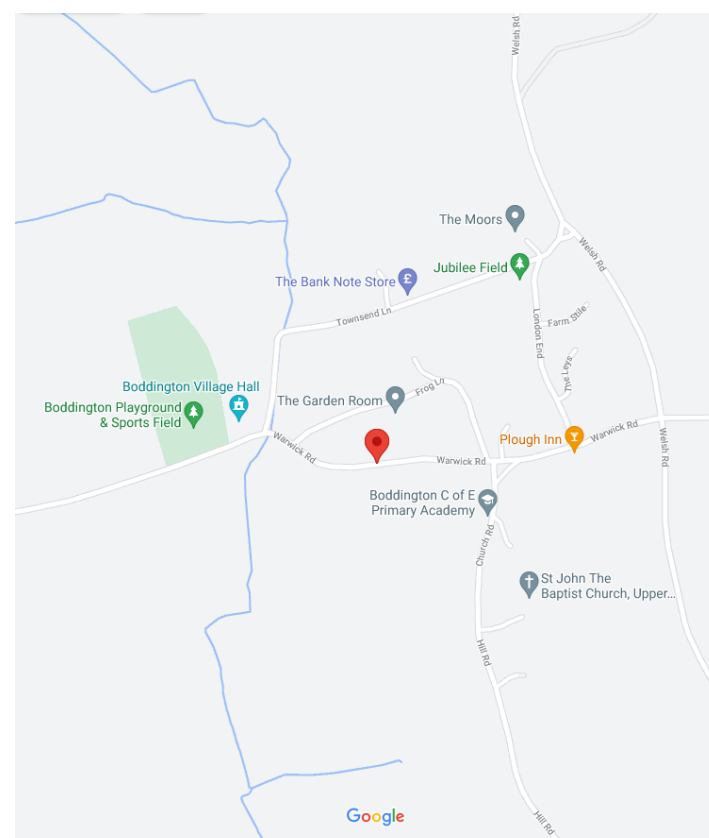
On entering into the hallway you get an immediate sense of light and space and well thought out room proportions. There is not a room in this property that is not adequate for its function. The kitchen is spectacular, offering an abundance of fitted cupboards, integrated appliances and beautiful granite work surfaces. The gorgeous stone tiled flooring is cool in the summer and warmed in the winter by underfloor heating. There is a large window at the rear providing plenty of natural daylight and a very pleasant outlook over the secluded rear garden, whilst just off the kitchen is a very handy utility room. There is an opening from the kitchen through to the dining room which links the two spaces perfectly and provides plenty of room for large family gatherings or dinners with friends. The dining room has French windows that open out onto the patio and to the garden beyond. The overriding theme of Marston House is 'space' and the sitting room certainly ticks that particular box. The centre piece of this room is the enormous stone framed fireplace housing a large wood burning stove - guaranteed to provide much needed warmth during the cold winter months ahead. The ground floor also boasts a very spacious study. This room could equally be used for many other purposes such as a playroom or a fifth bedroom depending on your particular needs.

Along the hallway, you will also discover a very handy downstairs cloakroom that is tucked away in a room beneath the stairs. Upstairs you will find four great sized double bedrooms leading off the very large landing. The current owners have had beautiful natural wood floors laid throughout the upstairs areas and they exude a feeling of genuine quality. The main bedroom is located at the rear of the house with views across the garden. It is absolutely enormous and benefits from a multitude of fitted wardrobes and an en-suite shower room. Bedrooms two, three and four are all of very generous proportions, whilst the family bathroom is equipped with both a bath and a large stand-alone shower cubicle. As with the kitchen, the family bathroom comes with the luxury of underfloor heating. The current owners have made a wonderful job of the rear garden in the time that they have lived here. The lawn is beautifully manicured and is surrounded by a wide array of flowers and plants that have been tenderly cared for. There is a good sized patio area to provide room for alfresco dining when the weather permits, whilst there are also a couple of seating areas to sit and relax - it really is idyllic. Continuing the theme of 'space', to the far side of Marston House sits a large detached double garage fitted with electric 'up and over' doors. The drive leading to the front of the garage will allow four cars to park quite comfortably.



**LOCATION**

Upper Boddington is the larger of two villages (Lower Boddington being the smaller) that make up the parish of Boddington. Upper 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 can discover the Canal on the road that leads to the neighbouring village of Claydon. A gentle stroll up Warwick Road will take you to the heart of the village where you will find the local primary school, the C of E Church and the charming village pub - The Plough Inn. 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 'Cowper' field which is available for all to use and provides an adventure playground and recently installed bicycle track for children. Upper Boddington sits equidistance between the market towns of Daventry and Banbury, whilst Leamington Spa, Warwick, Stratford-Upon-Avon and Oxford are all in close proximity.



**Council Tax: Band G    EPC: Rating D**

**"Marston House is one of just two detached houses sitting within the confines of a former paddock, set back from the road in the sought-after rural village of Upper Boddington. This lovely home offers expansive and versatile living accommodation in a very peaceful setting."**

