



01327 878926



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2 James Watt Close, Daventry NN11 8RJ

# campbells

of Lower Boddington



2 Bedrooms | 1 Bathroom | 2 Reception Room | On Road Parking



## 'HOLLYBUSH COTTAGE'

BANBURY ROAD, LOWER BODDINGTON, NN11 6XY

- ✓ Two Double Bedrooms
- ✓ Potential To Extend
- ✓ Garden Room
- ✓ Large Lounge/Dining Room
- ✓ Backing On To Open Fields
- ✓ Period Features
- ✓ Multi Fuel Stove
- ✓ Friendly Village Location
- ✓ Secluded Rear Garden



This mid-terraced, character cottage is situated in the popular rural village of Lower Boddington, bordering the counties of Northamptonshire, Oxfordshire and Warwickshire and is available with No Onward Chain.

Properties like 'Hollybush Cottage' are few and far between and seldom available. This gorgeous property would be a perfect home for first time buyers or as a second home for those searching for a weekend retreat. Conversely it would be an excellent investment property as a buy-to-let.

You will find 'Hollybush Cottage' set back from Banbury Road, which runs through the heart of Lower Boddington. You enter the property via a small, enclosed porch at the front that leads directly into the gorgeous lounge/dining room, with exposed beams and exuding all the charm that you would expect from a property of this age (the current owners believe it to be circa 300 years old).

The centre piece of this room is the multi fuel stove, which when lit, warms the cottage so effectively that the heating rarely needs to be used - which is particularly good news with the current soaring costs of gas and electricity!

Leading on from the living room you will find the galley kitchen, which while small, provides everything that you should need. As with many properties of this age, the bathroom is also downstairs and provides a shower over bath, basin and WC.

The ground floor living space is completed by virtue of a little garden room at the rear, with space for a small table and a couple of chairs, the perfect place to sit and relax with a cup of coffee or glass of wine.

From the corner of the lounge the wooden stairs lead to the first floor where you will find two double bedrooms. The main bedroom at the front of the cottage is surprisingly spacious whilst the second bedroom is also a good-sized double.

This really is an endearing cottage and whilst you could move straight in, it also presents potential to make it your own home with lots of scope to extend both upwards (the owners have previously investigated the possibility of a loft conversion and were told it would be possible) or outwards at the rear.

Whilst 'Hollybush Cottage' is gorgeous on the inside, outside there is a very secluded and private rear garden that backs on to open fields. I have been informed that if you were keen to extend the garden it would be possible to acquire some extra land - though this would be by separate negotiation and not a condition of the sale/purchase of the property.

Whilst I hope the above has given you a good indication of all that Hollybush Cottage has to offer, let me also tell you a little bit about Lower Boddington.

Lower Boddington is the smaller of two villages (Upper being the larger) that make up the parish of Boddington.

Lower 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 will discover that on the road from Lower Boddington to Claydon.

The Carpenters Arms is a Hook Norton pub that has stood in the village for over a century and is at the heart of the village community.

A gentle stroll or short drive up Hill Road will take you to Upper Boddington where you will find the local primary school, the C of E Church, The Plough Inn and the Village Hall.

The Village Hall offers a variety of activities for young and old and is the venue for many social events throughout the year. It sits within the confines of the 'Charles Cowper' field which is available for all to use and provides an adventure playground and recently installed bicycle track for children.

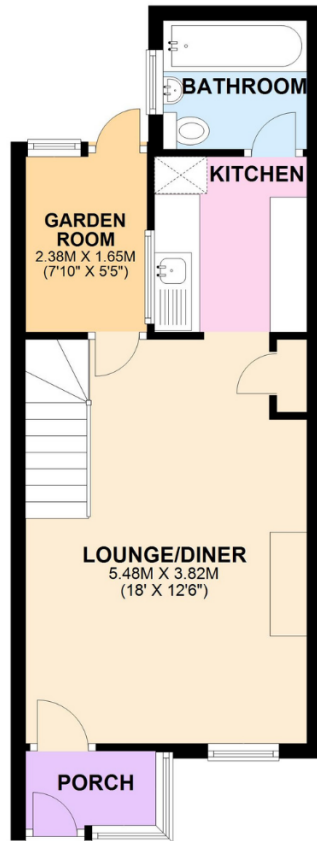
Lower Boddington sits equidistance between the market towns of Daventry and Banbury, whilst Leamington Spa, Warwick, Stratford-Upon-Avon and Oxford are all in close proximity.



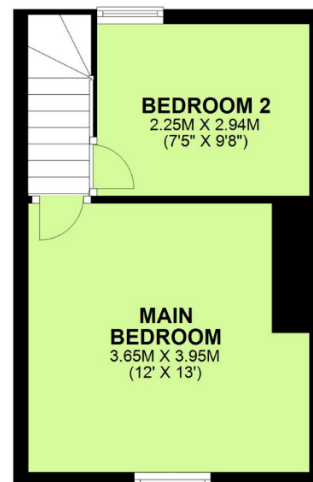
Council Tax: Band B

EPC Rating: Band E

### GROUND FLOOR



### FIRST FLOOR



**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.