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2 James Watt Close, Daventry NN11 8RJ

# campbells

of Culworth



2 Bedrooms | 2 Bathrooms | 1 Reception Room | Off Road Parking



## ATHOLE HAY'S LODGE

QUEENS STREET, CULWORTH, OX17 2AT

- ✓ Two Double Bedrooms
- ✓ Two En Suite Bathrooms
- ✓ Spacious Sitting Room
- ✓ Modern Fitted Kitchen
- ✓ Beautiful Communal Gardens
- ✓ Private Courtyard Garden
- ✓ Modern Fitted Kitchen
- ✓ Under Floor Heating
- ✓ No Upper Chain



**Set within the safe and secluded confines of Culworth House, this immaculately presented and deceptively spacious property is available to purchase with No Onward Chain**

If you happen to be over the age of 55 and are seeking a quiet and peaceful property for your next home, then this charming two double bedroom property could be for you. Athole Hay's Lodge is positioned at the end of the row of the five Lodges, built at a right angle to the other four. As such, it enjoys a lovely outlook over the communal lawn to the left and the exceptionally pretty gardens to the front. Spread over two floors, Athole Hay's Lodge offers comfortable accommodation in a very peaceful setting. You will be pleasantly surprised by the generous sized rooms that pervade throughout along with the natural daylight that the property enjoys. The 'Wow' of Athole Hay's Lodge comes courtesy of the kitchen/diner. This modern fitted kitchen benefits from a range of integrated appliances, including fridge/freezer and dishwasher and also comes with an array of fitted cupboards. The dining area is quite distinct from the kitchen and with windows surrounding it on three sides, it is not only suitable for informal dining but also as an area to sit and relax, particularly when the sun is shining. The French windows at the rear of the dining area open onto the quaint and very private courtyard garden. Double doors from the kitchen open through to the extremely homely sitting room.

The sitting room is a good size with an immaculate carpet and with two sets of windows, it is regularly bathed in sunshine. Completing the downstairs accommodation is a well proportioned double bedroom with fitted wardrobes and a large en-suite shower room. Taking the stairs to the first floor you will discover another fantastic double bedroom also offering fitted wardrobes and this time enjoying the use of an en-suite bathroom. There is also no shortage of storage space, with an under stairs cupboard off the hallway and eaves storage upstairs in addition to a walk in airing cupboard which is accessed via the upstairs bathroom. The communal gardens shared by the residents of the five lodges are absolutely stunning. The gardens are a combination of plants and flowers, together with a fabulous area of lawn adjacent to Athole Hay's Lodge. They are maintained by the property management company but are yours to enjoy. There are a number of benches and chairs dotted around the communal areas, so there are plenty of places to sit and relax when the weather allows. You will also find, for your convenience, external power points to the front and rear as well as an outside tap. The property is Leasehold with approx. 104 years left on the lease. Ground rent is £96 per annum, and service charge is in the region of £1200 per year which is collected monthly.

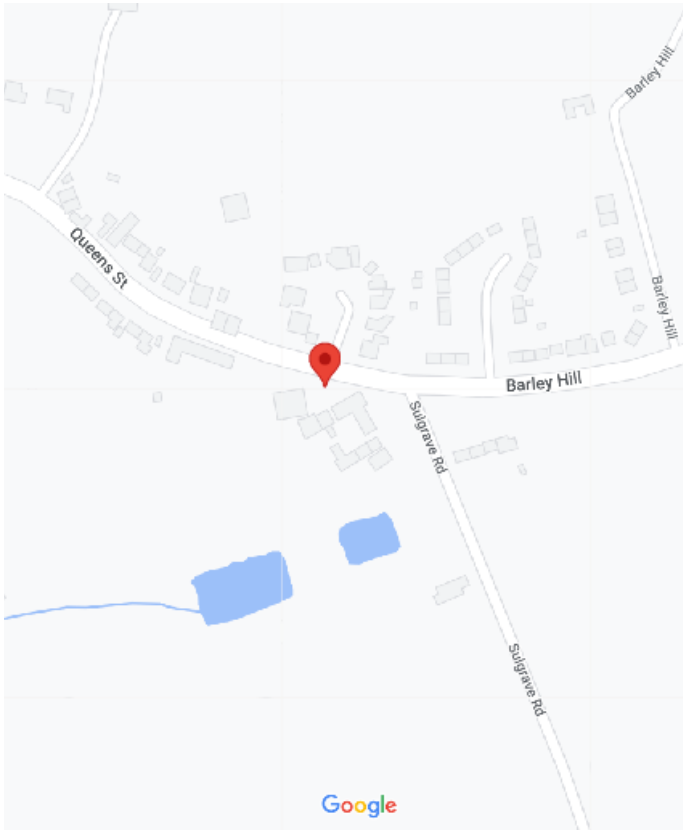


# LOCATION

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Culworth is a very popular and sought after village that occupies a hilltop in West Northamptonshire and close to the borders of Oxfordshire. Though it is a small and rural village, Culworth does offer a number of amenities, including the Red Lion pub; the Red Lion Barn shop; a family butcher, the Forge Coffee shop, St Mary's Church and a Village Hall. Being located in close proximity to open countryside, there are numerous options if you are a keen walker, with some designated walks listed on the Parish Council website. The market towns of Banbury and Brackley are just a 15 minute drive away. Not only that, Banbury train station provides access to London and Birmingham within the hour and to Oxford in under 20 minutes.

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Council Tax: D

EPC: D

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"This lodge has everything you could possibly ask for, it's a great size with a lot of natural light - sitting amongst beautiful grounds. The communal gardens truly are a pleasure to walk around and, I must say are really well kept"

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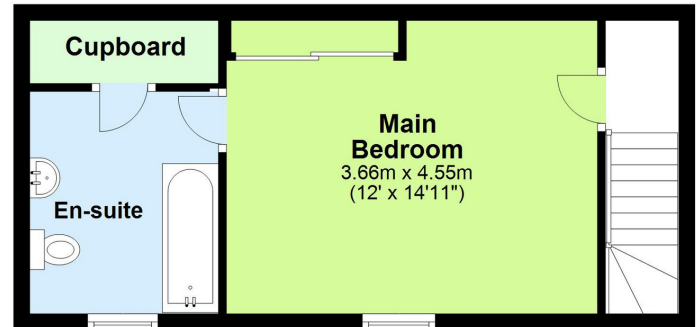




## Ground Floor



## First Floor



## LOCAL PROPERTY EXPERT JEREMY TAYLOR

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### 1st Class Service

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. 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**

**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.