



01327878926

www.campbell-online.co.uk

2 James Watt Close, Daventry NN11 8RJ

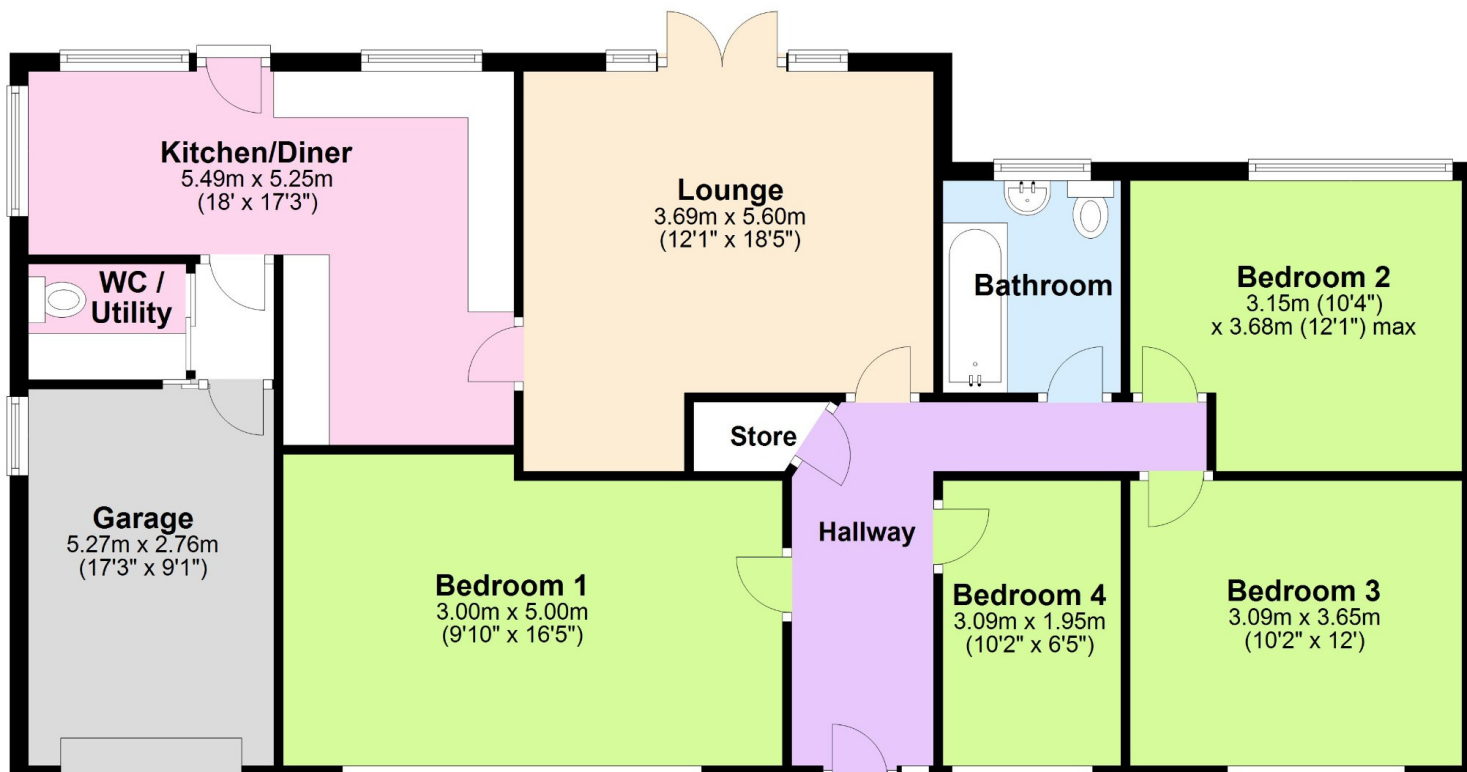
# campbells

of Lower Boddington



4 Bedrooms | 1 Bathroom | 1 Reception Room | Garage

### Ground Floor



### LOCAL PROPERTY EXPERT JEREMY TAYLOR



📞 01327 878926

📱 07768 910160

✉️ [jeremy@campbell-online.co.uk](mailto:jeremy@campbell-online.co.uk)

Jeremy was amazing. Every curve ball that came up via our solicitor, he was the one that would reach out to all parties to remove the blockers.

We would probably have pulled out of the sale if weren't for him. I would definitely use Campbells in the future and insist on having Jeremy in our corner.

**Name:** Kate, NN11  
**About:** Jeremy

## 17 OWL END WAY

LOWER BODDINGTON, NN11 6YA

- ✔️ Off Road Parking For Several Cars
- ✔️ Oil Fired Central Heating
- ✔️ Large Secluded Garden
- ✔️ Recently Fitted Bathroom
- ✔️ Spacious Kitchen Diner
- ✔️ Friendly Village Location
- ✔️ No Onward Chain
- ✔️ Four Bedrooms
- ✔️ Utility Room

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.



**This fabulous property has recently been refurbished throughout and is available to purchase with No Onward Chain.**

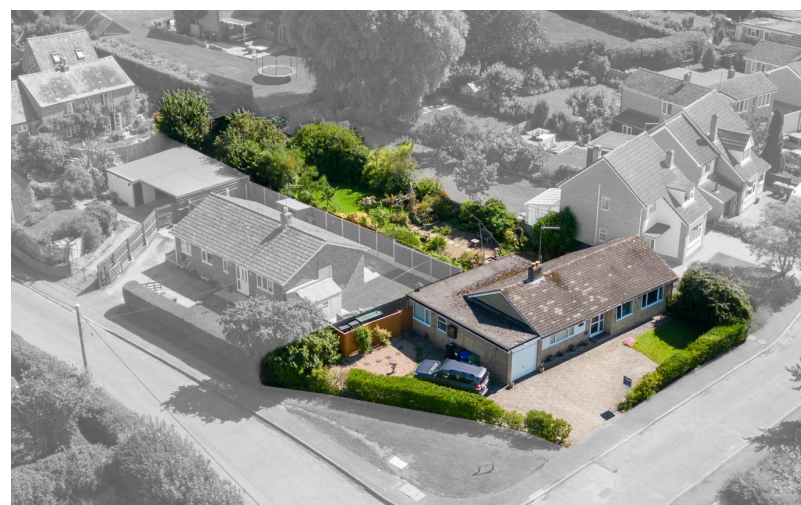
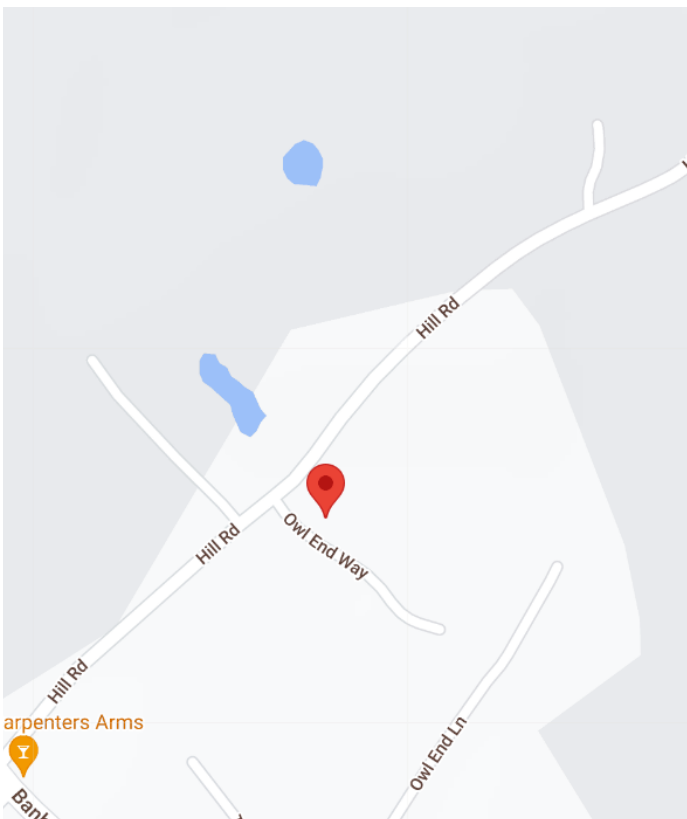
This immaculately presented and exceptionally spacious detached bungalow sits on a sizeable plot, set back from the road, in the very popular South Northamptonshire village of Lower Boddington. Having approached the property via the expansive driveway at the front, you enter the property courtesy of a light and spacious entrance hallway. The theme of space and light is one that pervades throughout this attractive village home. The lounge is directly ahead of you – a great family living space with French doors that lead directly onto the patio and fabulous English country garden. The 'L' shaped fitted kitchen has lots of workspace and plenty of cupboards and drawers. The dining area is just off the kitchen and is large enough for a family sized dining table - it's a lovely space which is flooded with natural light. From the kitchen there's a utility room/cloakroom with space and plumbing to accommodate a washing machine and tumble dryer. Going back to the hallway will lead you to the four bedrooms and family bathroom. Bedrooms one, two and three are all generous size double rooms whilst bedroom four is a single room that could also be utilised as a home office, depending on your particular needs.

Completing the accommodation is a relatively new, modern fitted bathroom, comprising a bath with shower over, a low level WC and hand wash basin. Whilst the inside of the property has so much to offer, the same is very true of the outside. The secluded garden is a fabulous size and in its current guise is split into four distinct parts. Immediately outside the rear of the property is an expansive patio area with an abundance of space for a table and chairs to sit and enjoy the sunshine. Leading on from the patio is a gravelled area, with a small pond and surrounded by mature shrubs. Taking a couple of steps up will lead you to a relatively large area of lawn, enclosed by plants, bushes and trees. Carrying on to the top of the garden you will discover an area that would be perfect for a vegetable garden and where you will find a good sized shed and greenhouse. If off road parking is a must for you, then this box is securely ticked, as there is room to park three cars on the drive with comfort. The integral garage is equipped with an up and over door and has light and power fitted inside.



## Location

I hope the above has provided you with a good understanding of all that this fantastic property has to offer and let me now tell you a little about Lower Boddington. This Northamptonshire rural village lies on the Southern reaches of the county and on the borders of Oxfordshire and Warwickshire. Located approximately 8 miles from Daventry, 10 miles from Banbury and 16 miles from Leamington Spa, it forms part of the parish of Boddington, along with Upper Boddington, the slightly larger, adjoining village. Despite the very rural, peaceful feel of the village, access to the major commuter networks are close by. The M40, M1 and A5 all being within easy reach. Banbury Rail Station is just 15 minutes' drive away, with direct trains to London arriving in just under an hour. Being in the heart of the English countryside and on the edge of the Cotswolds, there are plenty of beautiful walks to be had, and just a few minutes away is Boddington Reservoir, which is lovely to walk around whilst also providing fabulous facilities for fishing and sailing. Just a very short stroll to the bottom of Hill Road, you will find the The Carpenters Arms, the charming village pub that has been at the centre of the community for generations. A gentle walk 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 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. Your nearest local grocery shop is only five minutes' drive away in Byfield, where there is also a Post Office, doctors surgery, petrol station and other local amenities.



Council Tax: Band E

EPC: Rating E

**“Detached bungalows as special as this one are rarely available and so it is likely to be in high demand.”**