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 2 James Watt Close, Daventry NN11 8RJ

# campbells

*of Lower Boddington*












3 Bedrooms | 3 Bathrooms | 2 Reception Rooms | No Upper Chain

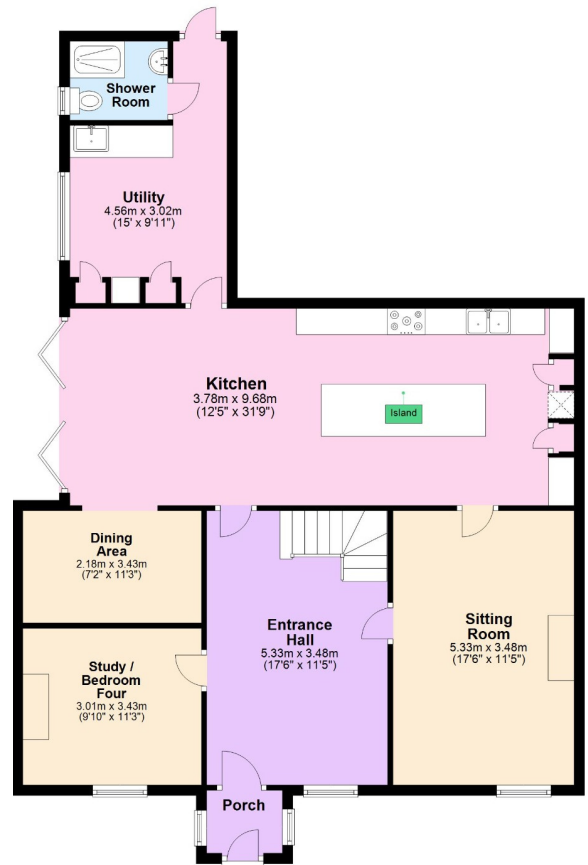


## BUCKLAND COTTAGE

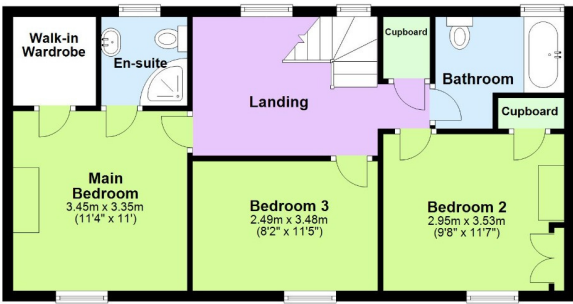
LOWER BODDINGTON, NN11 6XY

-  Off Road Parking For Several Cars
-  Three Double Bedrooms
-  Huge Entrance Hall
-  Magnificent Contemporary Kitchen
-  Refitted Utility Room
-  Large Rear Garden
-  Home Office / Bedroom Four
-  Two Reception Rooms
-  Underfloor Heating

Ground Floor




First Floor



### LOCAL PROPERTY EXPERT JEREMY TAYLOR



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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.



**Buckland Cottage is a gorgeous, three – four bedroom property located in the popular Northamptonshire village of Lower Boddington and is available to purchase with NO ONWARD CHAIN.**

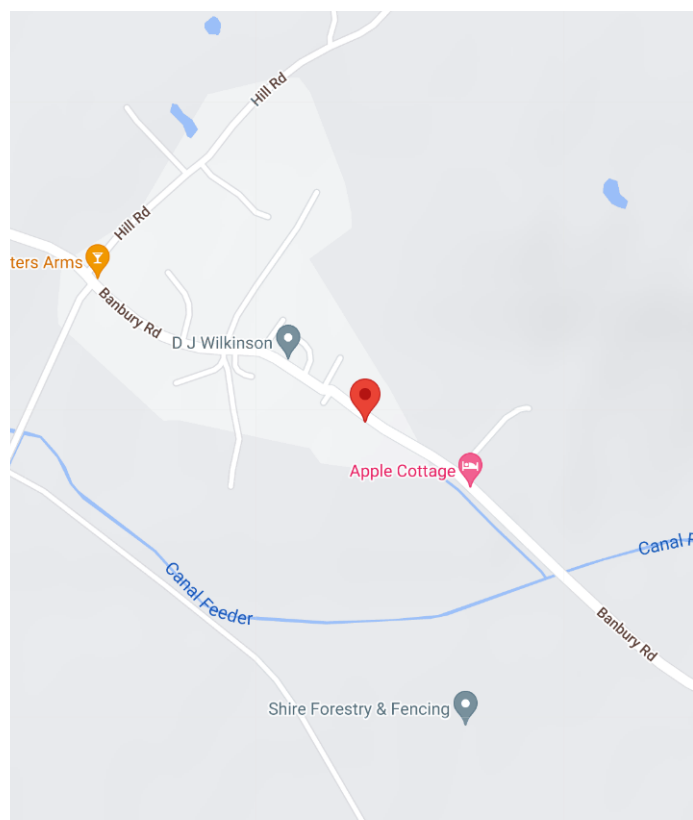
This character property, dating back to the late nineteenth century, has very recently benefitted from significant investment throughout the downstairs living areas, with the magnificent new and enlarged kitchen providing a huge 'WOW!' You really do have to see it to fully appreciate just how magnificent this extended room is. With these contemporary enhancements added to the many original features, Buckland Cottage provides a charming and exceptionally comfortable place to live. Buckland Cottage offers genuinely versatile living space throughout and the first example of this comes in the form of the enormous entrance hallway. As you enter this room, you will immediately be struck by the charm and character that pervades throughout this fabulous property. Depending on your particular needs, this very airy room, benefiting from under floor heating, could be utilised as a dining hall, a snug or left just as it is. Leading through from the hallway will take you to the hub of the house in the form of the stunning new kitchen. Having a functional and modern kitchen is truly a blessing. For many, the kitchen is the new living room and this one has been designed with this very much in mind, creating a perfect place to entertain family and friends. In addition to the stunning units, expansive island and integrated appliances, there is underfloor heating throughout. Clearly a considerable amount of thought went into the layout and design of this fabulous space and the creation of the intimate dining area is testament to this. This cosy nook, with voice controlled lights, is a perfect area for informal day-to-day dining but with sufficient space to seat up to eight people and adjacent to the kitchen is the newly refurbished utility room which has everything that you could wish for from such a useful room: A wide array of fitted cupboards; a sink; plumbing and power for washing machine and tumble dryer; a work surface and a door opening out to the rear garden.

Just off the utility room is a very handy shower room, with hand basin and wc. Moving back through the kitchen is a door that leads into the sitting room. Lovers of period properties will immediately fall in love with this gorgeous reception room, with a window to the front allowing plenty of natural light and the open fireplace that houses the multi fuel stove providing the focal point of the room. Completing the downstairs accommodation is a second reception room, that could be used for many different purposes. This room has most recently been used as a home office but was utilised as a fourth bedroom by the previous owners and with the downstairs shower facilities, could again be used in this way. Taking the stairs from the hallway will lead you to a bright and spacious landing from which the three double bedrooms and family bathroom all lead. New carpets have been laid throughout the upstairs areas and each of the bedrooms and the landing area have been freshly decorated. The main bedroom is situated at the front of Buckland Cottage and is a very generous size with plenty of room for a King size bed and ancillary bedroom furniture. The main bedroom comes with an en-suite shower room and also a large walk-in wardrobe. There are two further double bedrooms and a family bathroom. Whilst Buckland Cottage has so much to offer on the inside, the outside is equally impressive. To the left hand side of the property there is sufficient room to park 3 cars with comfort, in addition to a single garage. A wooden panel gate leads through to the enclosed rear garden that enjoys stunning, uninterrupted views over open countryside. The garden offers so much variety. There is a large patio area immediately to the rear of the property, with plenty of room for a garden table and chairs, an expansive section of lawn and another distinct space of hard standing, offering potential for a number of uses, depending on your particular needs.



## Location

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 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. There are nursery schools and kindergartens in the neighbouring villages of Byfield and Chipping Warden both just five minutes' drive away, whilst there is also an excellent Catholic Primary School in Aston-Le-Walls. There are secondary schools in Middleton Cheney and Southam (with free school bus to and from the village for both) and a host of Independent Schools such as Princethorpe College, Warwick School, Rugby School and Bloxham School all within a 30 minute drive. 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 C    EPC: Rating C

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