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# campbells

*of Lower Boddington*












4 Bedrooms | 1 Bathroom | 2 Reception Rooms | Garage



## 5 THE PADDOCK

LOWER BODDINGTON, NN11 6YF

-  Off Road Parking For Several Cars
-  Contemporary Fitted Kitchen
-  Four Double Bedrooms
-  Friendly Village Location
-  Enclosed Rear Garden
-  Two Reception Rooms
-  Multi Fuel Stove
-  Single Garage
-  Conservatory

### LOCAL PROPERTY EXPERT JEREMY TAYLOR



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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 it weren't for him. I would definitely use Campbells in the future and insist on having Jeremy in our corner.

**BY: Kate, NN11 - 11th January, 2024**  
**ABOUT: Jeremy**

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 spacious four double bedroom detached property can be found in a quiet cul-de-sac in the rural West Northamptonshire village of Lower Boddington**

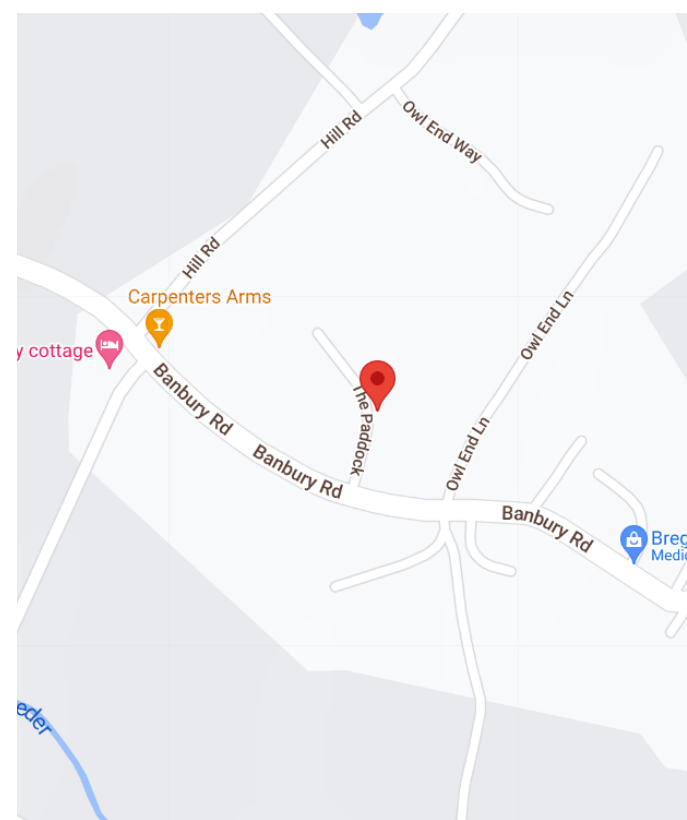
Built in the early 1970's, 5 The Paddock sits on an enviable sized plot and has been significantly improved and well cared for by its current owner. This well presented property provides comfortable living space in an extremely quiet location. Having entered the property via the welcoming and large entrance hallway, you will discover the principal living room immediately to your right. Measuring approximately 250 sq ft, this lovely, dual aspect reception room benefits from a natural wood floor and has a fabulous multi fuel stove as the centrepiece. Glazed bifold doors open seamlessly into the conservatory, allowing natural daylight to flood in when the sun is shining. The current owner had an insulated roof fitted to the conservatory shortly after he moved in, enabling you to make great use of this room all year round. Leading through from the sitting room will take you into the contemporary fitted kitchen, with integrated appliances, a wide selection of floor and wall units and a granite work top. There is an island in the centre of the kitchen and there are some very generous sized cupboards, providing fantastic storage space. Adjacent to the kitchen is the dining room, perfect to use for every day living but also for entertaining friends and family. Completing the downstairs accommodation is a great sized cloakroom and WC. Taking the stairs to the first floor you will find a large landing area from which the four bedrooms and bathroom all lead. The main bedroom is light and airy and a great size. It has double fitted wardrobes and plenty of room for a king size bed and other bedroom furniture as required.

Bedroom two is situated at the rear of the property and has a built in wardrobe. Should you need additional storage, however, there is ample room for more. Bedroom three is another good sized, well presented room whilst bedroom four is a very similar size but has the added bonus of a built in wardrobe. The theme of space continues into the bathroom – or perhaps I should say 'shower room.' Quite recently the current owner decided to remove the bath and replace it with a very large walk in shower. If a bath is important to you, one could quite easily be reinstated and there would still be space to install a separate shower cubicle, should you wish. Whilst there is so much to admire about the inside of 5 The Paddock, the same can also be said of the outside. Immediately in front of the property is the private driveway, with room to park two/three cars with comfort. If you have an electric car (or hoping to have one,) then you will be pleased to hear that there is a charging point installed for this purpose. The single garage has an electric powered roller door and light and power fitted. It is a great size, being plenty wide enough to park a car if you wanted to do so. The garden to the rear is a real joy, providing two quite distinct areas. The area to the side of the property is hard standing, interspersed with plants and pots and also housing a green house. Immediately behind the house is a large expanse of lawn, with a slabbed seating area in one corner offering a lovely place to sit and relax when the weather allows. The garden is totally secure and has a gate to provide side access to and from the front.



## 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 Church 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 all year round. 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.



Council Tax: Band: E    EPC: Rating F

**“With four double bedrooms, two reception rooms, and a large rear garden, this property would make a fantastic family home. This is definitely a property that must be viewed to fully appreciate all that it has to offer.”**