



PLOWDEN CLOSE

Aston-Le-Walls, Daventry, NN11 6UE



DAVID COSBY
ESTATE AGENTS



Plowden Close

Aston-Le-Walls, Daventry, NN11 6UE

Total GIA Floor Area | Approx. 96 sqm (1033 sqft)



2 Bedrooms



2 Receptions



1 Bathrooms

Features

- Desirable village location
- No onward chain
- Large gardens
- Off-road parking
- Two double bedrooms
- Dual aspect living room
- Workshop
- Countryside views
- Energy efficient heating

Description

A large two bedroom mid-terraced house located in the peaceful position with attractive rural countryside views and large front and rear gardens with off-road parking. This attractive property is of buff-facing brick construction beneath low-slung tiled roofs with dormer windows and has been upgraded to provide energy efficient heating. Accommodation at ground floor includes entrance hall, dual-aspect sitting room, galley kitchen, dining room, side passage and workshop. At first floor there are two large double bedrooms and a family bathroom, all with pleasant views.



The peaceful village of Aston-Le-Walls occupies an elevated position near to the Oxfordshire and Warwickshire borders with splendid views of the surrounding countryside.

The Property

Entrance Hall

The main entrance hall is accessed via a part-glazed panel effect door beneath a projecting canopy and is finished with ceramic floor tiles. Panelled doors lead to the main sitting room and kitchen. A flight of timber stairs with painted mop handrails leads to the first floor accommodation and is fitted with loop pile carpet.

Sitting Room

The dual aspect sitting room is a good sized space with an abundance of natural sun light from two large casement windows to the front and rear aspects and is fitted with grey ash effect timber laminate boards. The original fireplace has been boarded over and vented. A glazed door opens to the kitchen and dining room area.

Kitchen Area

The galley kitchen is located to the right-hand side of the property and has slate effect ceramic floor tiles which flow through from the entrance hall.

Walls have half-height white metro tiles, and natural lighting is provided by two separate casement windows overlooking the front aspect. The kitchen is fitted with a range of base and wall units with oak effect work tops and a stainless steel sink with chrome mixer tap. There is space for a washing machine and oven.

A panel door opens to a useful understairs cupboard providing good storage space.

Dining Room

The dining room area is a good-sized space to the rear of the kitchen with a large casement window overlooking the garden and a double-glazed sliding door opening onto a small patio area.

Floors are finished with matching slate effect ceramic tiles and walls have timber panelling to dado height. A part-glazed door opens onto the enclosed side passageway.

Side Passageway

The enclosed side passage has separate access to the front aspect and there is a large workshop to the rear with lighting and power. A door which is currently boarded over provides useful access to the rear garden.



The Property

First Floor Landing

The first-floor landing has matching loop pile carpet and natural lighting is provided by a casement window overlooking the rear aspect with pleasant Church views. Panelled doors open to the bedrooms and bathroom.

Bedroom One

Bedroom one is a large dual-aspect double bedroom with part-vaulted ceilings and casement windows providing countryside views to the front aspect and pleasant church views to the rear. Floors are finished with loop pile carpet and walls are neutrally decorated. A large over-stairs cupboard with fitted shelving provides good storage space and houses the hot water storage cylinder and heating controls.

Bedroom Two

Bedroom two is another good-sized double bedroom located to the front left-hand side of the property with part-vaulted ceilings, and a large casement window providing pleasant countryside views. Floors are fitted with loop pile carpet and walls are neutrally decorated.

Family Bathroom

The bathroom is fitted with a three-piece suite comprising bath with chrome mixer tap and electric shower over, ceramic wash hand basin with pedestal and chrome pillar taps, and WC with low-level cistern. Floors are finished with timber effect sheet vinyl and a large, frosted window provides natural lighting and ventilation. Additional ventilation is provided by mechanical extract.

Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



Grounds

Front Aspect

The property is set well back from Plowden Road and has a dropped kerb providing vehicular access to off-road parking for several cars. A central pathway leads to the main entrance and is flanked either side by grassed areas with established shrubs and well-tended Beech and Silver Birch trees.

Rear Garden

The large rear garden is accessed via the siding patio doors to the dining room and also benefits from access through the side passageway. Boundaries comprise a mixture of timber close-board fencing and concrete post and timber panel fencing. There is a large patio area adjacent to the rear of the property and the remainder of the garden provides potential for improvement.



Location

The peaceful village of Aston-Le-Walls occupies an elevated position near to the Oxfordshire and Warwickshire borders with splendid views of the surrounding countryside.

The property is located in a cul-de-sac named after William Plowden, a colonel in King James II's guards, whose 17th century Manor house still stands to the west of the village.

As well as benefiting from a rural location, Aston-Le-Walls is still conveniently close to major towns with Banbury 9 miles to the south, and Daventry 13 miles to the north.

Schooling is well catered for, with a reputable local Catholic primary school and proximity to notable secondary and private schools in the region, offering excellent educational opportunities for families. The village falls within the catchment for Chenderit Secondary School and Blessed George Napier School, and nearby private schools include Carrdus, Winchester House, Bloxham, Stowe, Warwick, and Tudor Hall.

For leisure and outdoor activities, the village is surrounded by picturesque countryside, ideal for walking, cycling, and equestrian pursuits, with the Washbrook Farm being a notable venue for riding events.

Connectivity is another advantage for residents, with access to fibre optic broadband and good road links to the M1 and M40, facilitating easy commuting, and London is approximately an hour away by train from Banbury.

Property Information

Local Authority: West Northamptonshire Council (South Northamptonshire Area)

Services: Water, Drainage, & Electricity

Council Tax: Band C **EPC:** Rating D

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



Plowden Close, Aston-Le-Wells, NN11 6UE

Approximate GIA (Gross Internal Floor Area) = 96 sqm (1033 sqft)

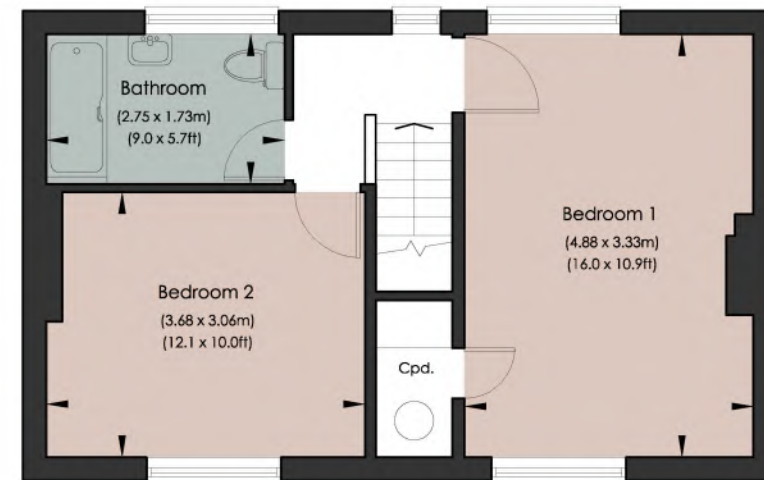


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 56 sqm (603 sqft)



FIRST FLOOR GIA = 40 sqm (431 sqft)



DAVENTRY

01327 361664

enquiries@davidcosby.co.uk

www.davidcosby.co.uk



RICS

rightmove



The Property Ombudsman



DAVID COSBY
ESTATE AGENTS

Thinking of Selling?



MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

David Cosby Chartered Surveyors & Estate Agents are an RICS regulated firm and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

We are so confident in the professional service we provide that we have no fixed term contract or tie in periods, and our current rate is just **1% Including VAT** on a **No Sale - No Fee** basis.

As an independent family run business with your best interests at heart we are able to provide a comprehensive personal service that cannot be matched by the larger corporate firms.

If you are considering selling or would like further information then please contact us on **01327 361664** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



Gareth Powell
MARLA
Sales & Lettings Manager



David Cosby
MRICS | MARLA
Director | Building Surveyor





Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



 01327 361664  enquiries@davidcosby.co.uk

www.davidcosby.co.uk