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 2 James Watt Close, Daventry NN11 8RJ

campbells

of Lower Boddington












5 Bedrooms | 3 Bathrooms | 2 Reception Rooms | Quiet Village Location




2 BODDINGTON COURT

LOWER BODDINGTON, NN11 6XY

-  Large Conservatory With Insulated Roof And Underfloor Heating
-  Spacious Sitting Room With Multi Fuel Stove
-  Second Reception Room and Home Office
-  Guest Room With Walk In Shower
-  En-suite To Main Bedroom
-  Large Enclosed Rear Garden
-  Large Open Plan Kitchen Diner
-  Parking For Several Cars
-  Five Bedrooms

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.

NAME : 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.



2 Boddington Court was built in 1990, and has been well maintained and enhanced by the current owners. With five bedrooms and plenty of living space, it provides genuinely versatile accommodation in a very peaceful setting.

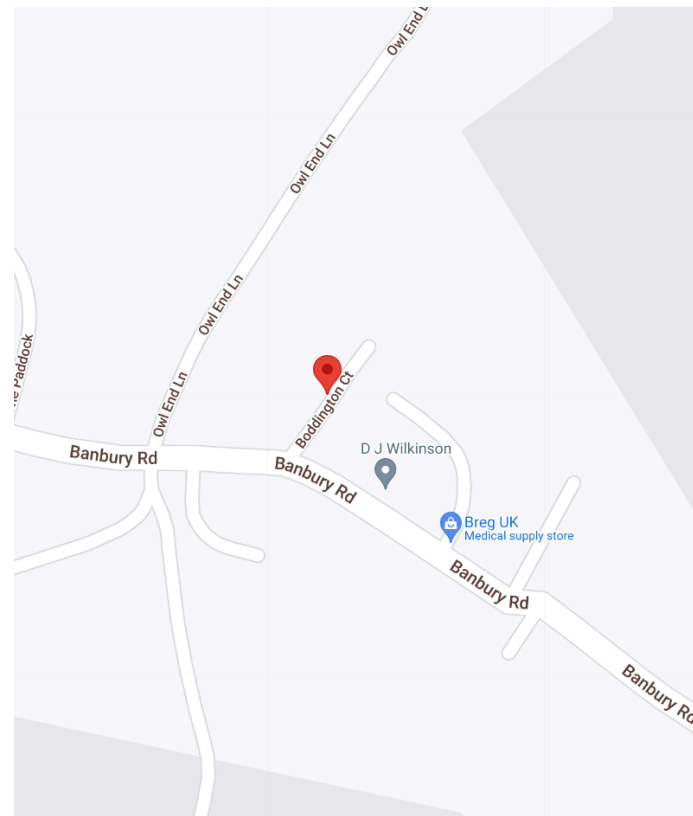
Boddington Court is a small private development of just three properties, set back from the road in the popular Northamptonshire village of Lower Boddington. To fully appreciate all that this attractive property has to offer, please call the friendly team at Campbells to book your viewing slot. Having entered the property into the large and welcoming hallway you will instantly be struck by the feeling of space that pervades throughout 2 Boddington Court. Immediately in front of you is a door that leads you to the 'hub' of the house in the shape of an exceptionally spacious open plan kitchen diner. The kitchen area is fitted with underfloor heating beneath a natural stone floor and offers a wide array of fitted wall and floor units. In terms of appliances, there is a free standing Rangemaster oven, an American style fridge/freezer and new Bosch dishwasher – all of which the vendors are happy to leave for the new owners. The centre piece of the kitchen is an island with a granite worktop which provides a great space for food preparation and also doubles up as a very handy breakfast bar. The dining area has a natural wood floor and ample room for a large dining room table, so you will have no problem at all hosting family and friends. A stable door from the kitchen leads into the utility room with a wash basin and worktop, together with plumbing and power for a washing machine and tumble dryer. Here you will find even more fitted units and cupboards and there is also a door leading out to the back garden – particularly useful if, like the current owners, you have a dog with muddy paws! Walking back through the hallway will take you to the sitting room. This is yet another large family room, with a log burning stove as the focal point. With a combination of a wide bay window to the front, and a set of glazed French doors leading into the adjoining conservatory at the rear, the sitting room benefits from a significant amount of natural daylight. If that is not enough living space for you, do not fret, there is yet more! The previous owners of 2 Boddington Court converted one of the garages into another reception room. This room was previously used as a playroom but is now a small home gym – but could be utilised for many other purposes, depending on your particular needs. Following on the theme of garage conversions, the current owner then converted half of the remaining garage into a home office, with space for two people to work in comfort. If, however, your preference is to have use of a full-size garage, it would

be incredibly straightforward to reinstate it as such. This is a property that offers a variety of living rooms and there is no shortage of bedrooms either. Beginning on the ground floor, you will find a lovely double bedroom with an adjoining walk-in shower and vanity unit. This room is adjacent to the downstairs WC and makes for a fabulous guest room. Taking the stairs to the first floor landing, you will discover three more double bedrooms and a single room. The main bedroom is a very large room, enjoying views over the back garden. It has wall to wall fitted wardrobes and benefits from an en-suite shower room. The shower room has a heated towel rail and under floor heating. Bedrooms three and four are both very well proportioned double rooms, each offering fitted wardrobes. Bedroom five is a good sized single room and like each of the upstairs bedrooms, it has fitted wardrobes along one wall. Completing the upstairs accommodation is the family bathroom that comprises a bath with shower over, a low level WC, a wash hand basin and heated towel rail. Whilst the inside of 2 Boddington Court has much to offer, the outside will not disappoint either. At the front of the property there is ample space to park 3 cars with comfort and if you feel it would be beneficial to have additional parking spaces, then there is room to create more. I have mentioned previously about the garage conversions, so currently the front section of one of them provides great storage space for all your gardening equipment and bicycles etc. Additional storage space is available above the garages, with a large section boarded out for this purpose. A gate to the left hand side of the property will take you through to the large rear garden. This is a very low-maintenance garden, being predominantly laid to lawn but if gardening is your passion, then there is a lot of potential to create something special here. At the far end of the garden, a play area was created for the current owners' children several years ago. As they are now teenagers, it is not used so much now and is in need of a little TLC but it is a great space and could be the perfect spot to house a garden shed, a workshop or garden room. The patio area was created about seven years ago and provides a great place for alfresco dining and for entertaining friends during the summer months. There are outside power points at both the front and rear of the property and also an outside tap at the rear.



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 F EPC: Rating D

“If you are looking for a spacious family home in a quiet rural village, then this could be the one for you.”