



14 London End, Upper Boddington, Daventry NN11 6DP  
'Guide Price' £325,000 Freehold

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





*An extremely well presented terraced house enjoying countryside views, complemented by a private rear garden.*

**Entrance porch | Entrance hall | Living room | Kitchen  
| Dining room/further sitting room with Vaulted ceiling |  
Three bedrooms | Shower room | Private rear garden |  
Driveway to front**

Having been considerably updated to a high specification by the current vendor, an enlarged three bedroom terraced house located within the heart of this un-spoilt village within equal distance of Banbury, Southam and Daventry.

### Ground Floor

Double glazed front door leads to **entrance porch**. Useful store cupboards. Door giving access to hallway.

**Entrance hall:** Stairs rising to first floor. Useful downstairs storage cupboard.

**Kitchen:** Recently installed to a high specification comprising of contemporary ivory fronted Shaker style wall and base units. Ample work surfaces. Under counter lighting. Stainless steel inset sink unit and drainer. Integrated dishwasher. Free space and plumbing for washing machine. Integrated AEG 4 ring electric hob with oven under, extractor fan over. Space for fridge/freezer. Fan heater. Window overlooking garden. Useful store cupboards / Larder. Walkway through to living room.

**Living room:** Feature brick built fireplace and open hearth. Window to front aspect overlooking Jubilee Field and farmland. TV point. Walkway through to dining room/further sitting room.

**Dining room/further sitting room:** Vaulted ceiling. Engineered oak flooring. Feature cast iron log burner. TV point. Velux window. Double doors giving access to the garden.

### First Floor

**Landing:** Access to loft via pull down ladder, loft houses the water tank which has been replaced by the present vendor. There is also a light in the loft. Airing cupboard.

**Master bedroom:** Generous double bedroom to rear aspect.

**Bedroom two:** Double bedroom to front aspect. Fitted wardrobes to one wall. Views over farmland.

**Bedroom three:** Single bedroom to front aspect. Views over farmland. (Currently used as a study)

**Shower room:** Recently refitted to a high specification comprising of double width walk-in shower cubicle with Triton T80 shower, handbasin with inset vanity unit and low level WC. Heated towel rail. Tiling to splashback areas. Tiled flooring.

### Agents Note

All internal doors are Oak.  
The property benefits from Solar Panels.

### Outside

**Rear garden:** Enclosed by fencing giving a good degree of privacy. Areas laid to shingle. Areas laid to lawn. Substantial shed of timber construction with two pairs of double doors. Further brick built store with electric and plumbing for washing machine. Outside tap and electric points. Access front to back via wooden gates. The garden measures approximately 30 ft in length.

**Front: Paved driveway** providing off road parking for several vehicles. Two power points to the front of the property. Pathway to front door.

Upper Boddington is located north of Banbury. Within the village there is a public house, very active Village hall, playing fields and church. More comprehensive range of facilities can be found in nearby village of Byfield and the towns, Banbury and Daventry. Access for the M40 found at Banbury (Junction 11) and at Gaydon (Junction 12). Just outside the village is Boddington Reservoir with a sailing club and fishing activities.

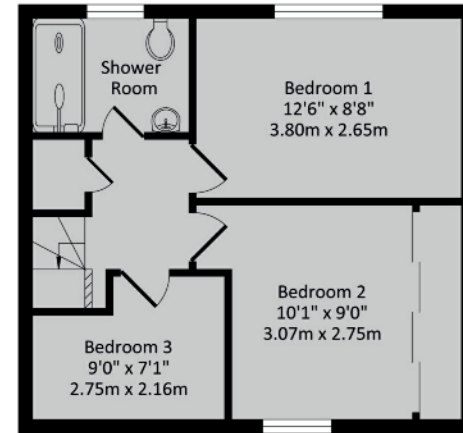
Services: All Council Tax Banding: B  
Authority: South Northants Council





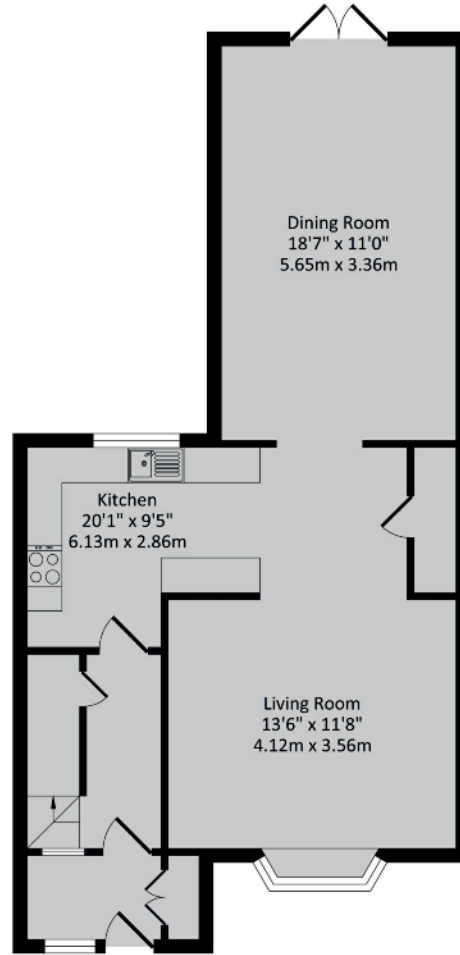


First Floor  
 379 sq.ft. (35.20 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1008 sq.ft. (93.60 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
 629 sq.ft. (58.40 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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