



insidehomes
Lower Boddington

A well-presented and lovingly maintained, spacious detached property located in the desirable village of Lower Boddington, offering generous accommodation as well as beautiful countryside views and walks. This home has a large bright entrance hallway, kitchen, utility, sitting room, dining room and a shower room on the ground floor, with three good size double bedrooms, a large single bedroom and family bathroom on the first floor.

At the heart of this home is a welcoming entrance hallway that opens up to the living space down stairs. The kitchen is fitted with a range of wall and base units with spaces for a free standing fridge, dishwasher and cooker, leading from the kitchen is a large utility room with plumbing for a washing machine and plenty of storage space. The dining room is adjacent to the kitchen and benefits from patio doors leading out into the garden allowing plenty of natural light to flood the room. The spacious dual aspect sitting room opposite benefits from a working fire place.

On the first floor there is a spacious master bedroom with fitted wardrobes overlooking the front of the house, bedrooms two and three are also both good sized doubles with bedroom four being a large single, with views into the rear garden. The family bathroom is a modern fully fitted suite with a shower over the bath and finished with floor to ceiling tiles.

Outside there is a large rear garden made up of a mixture of lawn, mature planted borders and a patio, towards the rear of the garden there is a secret vegetable patch and gardeners shed. There is a driveway parking for three cars and a single garage.

Lower Boddington is beautiful a rural village and lies at the junction of three counties - Northamptonshire, Oxfordshire and Warwickshire and along with Upper Boddington, forms The Boddingtons.





Lower Boddington

Sitting Room 20'0" x 12'2"

Dining Room 10'11" x 10'8"

Kitchen 10'11" x 8'9"

Utility 16'9" x 7'10"

Master Bedroom 12'4" x 10'10"

Bedroom 2 11'1" x 10'9"

Bedroom 3 12'5" x 8'11"

Bedroom 4 8'11" x 8'2"





Around the village you will find evidence of medieval earthworks together with ridge and furrow apparent in the surrounding farmland. The 12th Century Church of St John the Baptist is in Upper Boddington and the village architecture is predominantly Horton stone buildings.

Lower Boddington is a thriving community with a public house serving good food and drinks. Surrounded by countryside in which to enjoy leisure pursuits such as walking, riding and cycling, there are open spaces within the village to congregate and relax. Close by is Boddington Reservoir where you will find fishing and sailing as well as being able to walk or cycle around the water. High street and supermarket shopping is found in Banbury, Southam and nearby Leamington Spa.

Nearby Upper Boddington has a Church of England primary school which has been rated as good by Ofsted and secondary education can be found in nearby Middleton Cheney at Chenderit School which is rated as good by Ofsted. Close by is Southam College rated outstanding by Ofsted with buses collecting from the village for both schools. Private education can be found at Warwick, Stowe and Rugby.

This is a very commutable area with road links to the motorway network of the M40 and M1, mainline trains can be found in Banbury and Leamington Spa. There is an international airport in Birmingham, some 40 minutes away.







Lower Boddington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approx. Gross Internal Area:- 149 sq.m. 1603.82 sq.ft.



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height

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