Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

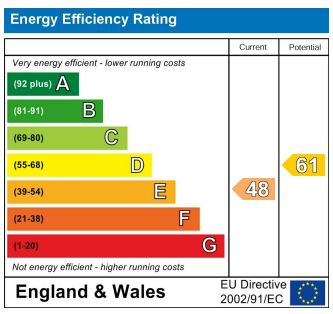
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Ground Floor Approx Area = 54.50 sq m / 587 sq ft
First Floor Approx Area = 42.54 sq m / 458 sq ft
Second Floor Approx Area = 18.25 sq m / 196 sq ft
Garage Approx Area = 20.30 sq m / 219 sq ft
Outbuilding Approx Area = 2.76 sq m / 30 sq ft
Total Area = 138.35 sq m / 1490 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



16 Owl End Way
Daventry

Anker

16 Owl End Way, Daventry, NN11 6YA



Approximate distances
Banbury 9 miles
Daventry 12 miles
Southam 9 miles
Leamington Spa 16 miles
Northampton 23 miles
Junction 11 (M40 motorway) 8 miles
M1 (Junction 18) 20 miles

OFFERED TO THE MARKET CHAIN FREE IS THIS FOUR BEDROOM DETACHED PROPERTY BENEFITTING FROM A LARGER THAN AVERAGE REAR GARDEN, AN OPEN PLAN KITCHEN/DINER PLUS A GARAGE AND OFF ROAD PARKING

Entrance hall, living room, kitchen/dining room, conservatory, downstairs WC, four bedrooms, family bathroom, tandem garage, front and rear gardens, driveway parking. Energy rating E.

£399,950 FREEHOLD











Directions

From Banbury proceed in a northerly direction toward Southam or Daventry as Lower Boddington can be approached from either depending upon traffic conditions. Owl End Way can be found as a turning on the right hand side when leaving the village via Hill Road towards Upper Boddington. Upon entering Owl End Way the property is the first house on the left hand side after the bungalow.

Situation

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.

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 'Charles Cowper' field which is available for all to use all year round. A recently installed cycle park is a superb addition to the facilities available to all local residents.

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.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

* Entrance hall with doors to the living room, kitchen/dining room, downstairs WC, understairs storage and stairs to the first floor.

* Living room with mosaic style parquet flooring, open fireplace with ornamental stone surround, double doors lead to the dining area, large window to the front.

* Kitchen/dining room with a range of base and eye level units with worktop over, space and plumbing for washing machine, space for cooker, space for under counter fridge, inset sink, window to the rear, door to the conservatory, dining area with mosaic style parquet flooring, double doors to the living room and a window overlooking the rear garden.

* Conservatory with tiled flooring, several power points, windows and door to the rear garden.

* Downstairs WC with WC, wash hand basin and window to the side.

* First floor landing with doors to bedrooms two, three and four, airing cupboard housing the hot water tank, additional storage cupboard, door to the bathroom and stairs to the second floor.

* Bedroom two is a double with a window to the rear.

* Bedroom three is a double with a window to the front.

* Bedroom four is a single with a window to the rear.

* Family bathroom fitted with a mint coloured suite comprising bath with shower over, WC and wash hand basin, part tiled walls and a window to the rear.

* Stairs to the second floor bedroom one which is a double with eaves storage and a large window overlooking the rear garden.

* The rear garden is mostly laid to lawn with a patio area immediately outside the rear door. From the patio a personal door leads to the rear of the garage and steps lead up to the lawned area with a border of mature trees, bushes and shrubs. To the rear of the garden there are some planted beds and a garden shed.

* To the front of the property there is a lawned area, off road parking for two vehicles and access to the garage which has an up and over door to the front, a personal door to the rear, light and power.

Services

All mains services are connected with the exception of gas. Oil central heating.

Local Authority

West Northants District Council. Council tax band D.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: E

A copy of the full Energy Performance Certificate is available on request.

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £35 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.