



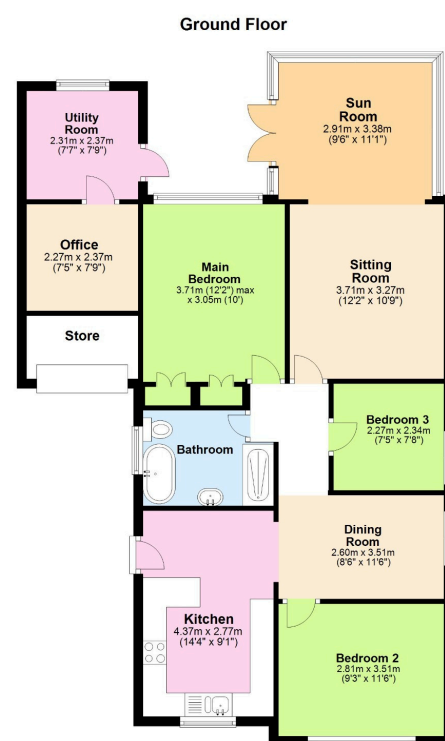
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 2 James Watt Close, Daventry NN11 8RJ

campbells

of Aston-Le-Walls












3 Bedrooms | 1 Bathroom | 1 Reception Room | Car Port



6 SUTTON CLOSE

ASTON-LE-WALLS NN11 6UJ

-  Three Bedrooms
-  Utility Room
-  Two Reception Rooms
-  Car Port
-  Modern Fitted Kitchen
-  Off Road Parking
-  Stunning Bathroom
-  Enclosed Rear Garden
-  Home Office

LOCAL PROPERTY EXPERT JEREMY TAYLOR



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First class service ,Campbells provided an absolutely excellent service from valuing/marketing the property right through to sale completion. They kept us informed every step of the way and provided assistance as and when required. Would have absolutely no hesitation in using their services again if a similar situation arises again at some point in the future. Overall, 1st Class Service that I am struggling to see how they could do better.

NAME: Gary & Derek
ABOUT: Jeremy and the Campbells Team

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.



Three Bedroom Detached Bungalow For Sale In Aston-Le-Walls.

If you are searching for an immaculately presented three bedroom property in a quiet rural village, then this could be the one for you.

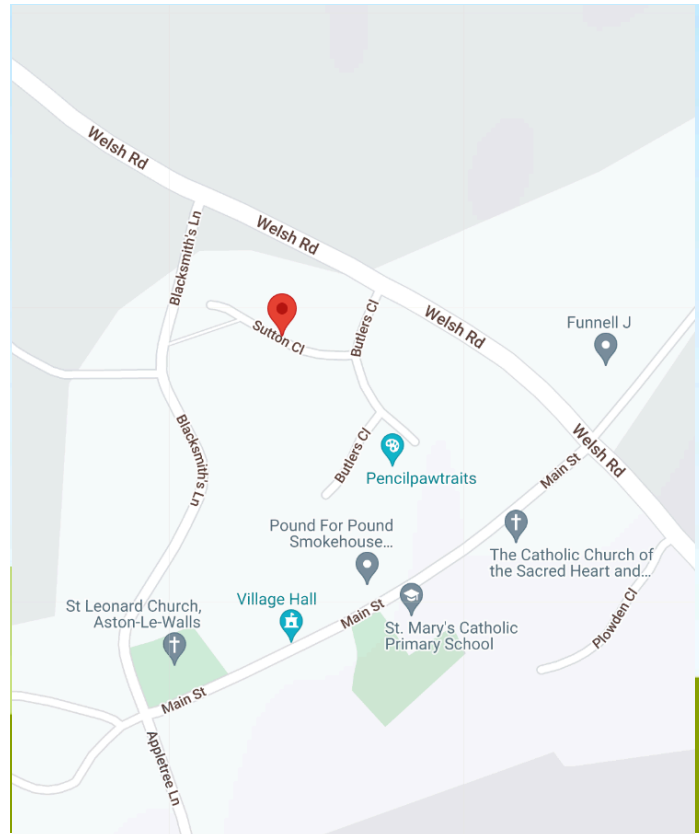
With three bedrooms, two reception rooms, plus a large sunroom, there is a surprising amount of living space all situated on a sizeable plot with front and rear garden and off road parking. Detached bungalows as special as this one are rarely available and so it is likely to be in high demand. From the moment I first entered this property I was constantly saying 'Wow!' The current owners have created something very special here and this lovely home really is a delight. You enter the property through a side door into the modern fitted kitchen that enjoys a pleasant outlook over the front garden. The kitchen offers an extensive range of fitted cupboards in addition to a number of integrated appliances, including AEG double ovens and an AEG induction hob. An opening from the kitchen leads seamlessly through to the dining area, providing the perfect spot for both everyday use but also ideal for when entertaining friends and family. Taking a few paces down the internal hallway will lead you to the gorgeous sitting room. This spacious reception room benefits from an abundance of natural daylight as it opens effortlessly through to the large, glazed sunroom which enables you to enjoy a great view over the enclosed rear garden and open countryside beyond. The current owners really did do a fabulous job in reconfiguring the layout of this property and the three bedrooms and bathroom are further testament to this. The main bedroom is situated at the rear of the property. It is a light and spacious room benefitting from fitted double wardrobes along one wall and also enjoys the aforementioned outlook over the lovely rear garden. The second bedroom is yet another generous-sized double, whilst bedroom three is a genuine single room or perfect as a nursery

Completing the inside accommodation is a simply stunning family bathroom. The owners have done an incredible job with this space and I'm confident that you will love it just as much as I do. The room itself has a beautiful Ca' Pietra Lily Pad tiled floor and is finished with floor to ceiling white metro tiles, which set off perfectly the bathroom suite, comprising a gorgeous walk in thermostatic shower, a luxury free standing 'D' shaped bath, a wash hand basin and low level WC. It really is fantastic! Having done a wonderful job with the inside of 6 Sutton Close, the same can very much be said of the outside. The garage has been converted into three distinct and very useful areas: A utility room is housed within the back section; an exceptionally handy home office has been formed in the middle section, with the front section now acting as a storage room. To counteract the loss of the garage for its traditional purpose, a car port has been erected in front of it. The current owners use this not only for parking and storage but it makes for a wonderful greenhouse environment too. There is a driveway in front of the car port for additional off road parking and if you need more than this, then to the right of the property there is a communal parking space that that whilst not belonging to the property, is invariably available to use. The enclosed rear garden is a real joy. There is a large area of lawn flanked on all sides by a variety of plants, shrubs and flowers and beyond the hedge at the bottom of the garden are uninterrupted views of farmland as far as the eye can see. If you would like somewhere to sit and relax when the weather allows, then you have a choice of the patio area at the rear of the property or the recently formed decking on one side of the garden, so you can follow the sun around. To the right of the property is side access to enable you to comfortably move items from the front to rear or vice versa.



LOCATION

Aston-Le-Walls is a quiet rural village with a population of circa 300 residents. Whilst it sits in the county of Northamptonshire, it is only a couple of miles away from the borders of both Oxfordshire and Warwickshire, an area that some locals refer to as 'Banburyshire'. Based in peaceful surrounds, Aston-Le-Walls is just a ten minutes drive from the market town of Banbury and a one hour train journey to London. There is also easy access to both the M1 and M40, and the towns of Daventry, Warwick, Leamington Spa and Rugby are all nearby. Aston-Le-Walls has a fabulous community spirit and offers an excellent primary school, together with both Catholic and Church of England Churches. There is access to numerous rural pursuits, with riding stables, clay pigeon shooting grounds and fishing waters all on the doorstep, not to mention the various footpaths and bridleways for leisurely walks. The village of Byfield is just 2 miles away and offers a doctors surgery, petrol station, Co-op, Post Office, tennis club, cricket club and bowls club. If you enjoy a visit to a country pub, you are spoilt for choice, with most of the surrounding villages, such as Chipping Warden, Lower Boddington, Upper Boddington, Culworth, Eydon, Hellidon and Priors Marston all providing some excellent drinking and dining options.



Council Tax: C

EPC: D

“Number 6 Sutton Close has been lovingly and meticulously improved by the current owners, both inside and out, to create a truly fabulous family home. The whole property is presented to such a high standard, you really could just move in and enjoy!”