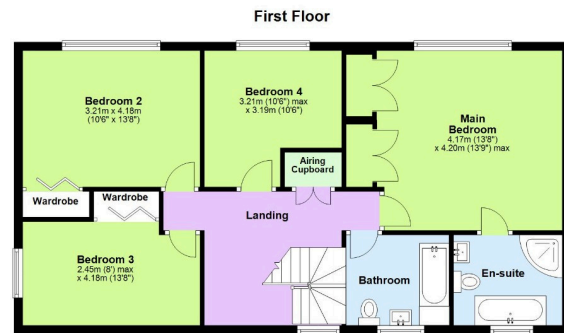
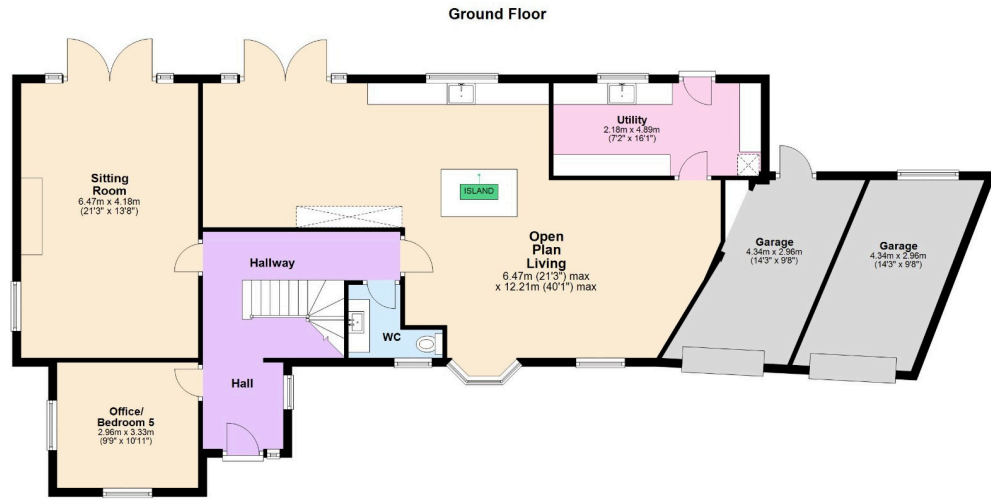




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of Woodford Halse












4 Bedrooms | 3 Bathrooms | 2 Reception Rooms | Double Garage



3 BODDINGTON COURT

LOWER BODDINGTON

-  Four/Five Double Bedrooms
-  Huge Main Bedroom with En-Suite Bathroom
-  Fantastic Open Plan Kitchen/Dining//Living Room
-  Family Bathroom
-  Lovely Separate Sitting Room
-  Double Garage
-  Large Utility Room
-  Fabulous Rear Garden
-  Downstairs WC

LOCAL PROPERTY EXPERT JEREMY TAYLOR



 01327 878926

 07768 910160

 jeremy@campbell-online.co.uk

My Estate Agent, Jeremy Taylor was extremely helpful and went above and beyond what one normally expects from an Estate Agent. Not only that, he was extremely friendly and pleasant to deal with. He dealt with all the trials and tribulations of a difficult house sale. He was reassuring when things became tricky. He felt like a friend in that moment.

NAME: Rosemary, Priors Marston - 10th September 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.



Four Bedroom Detached House For Sale In Lower Boddington

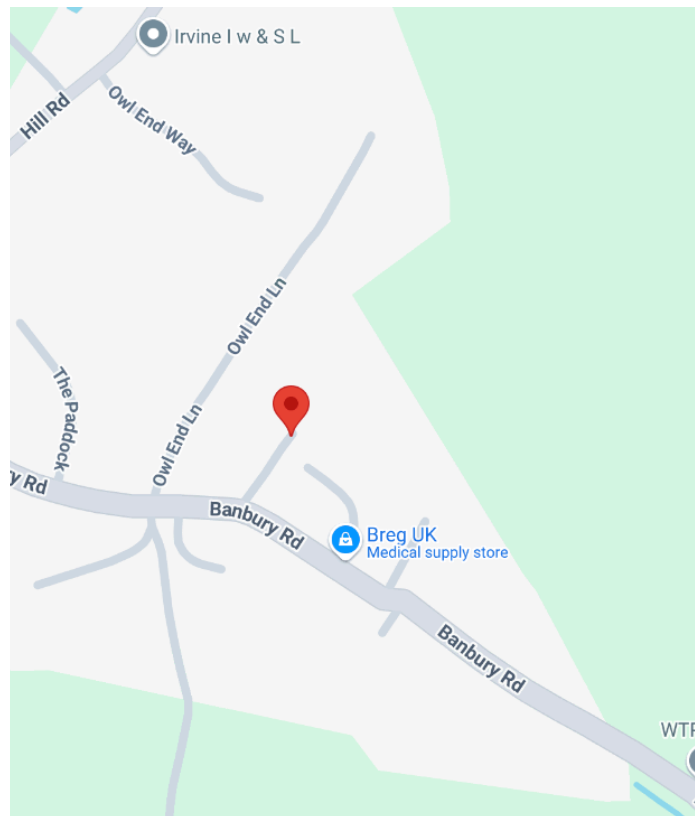
Number 3 Boddington Court provides just over 2000 sq. ft of internal living space and sits on an enviable sized plot with a massive driveway at the front and a huge garden to the rear. We are confident that this imposing property will attract significant levels of interest, so please call the friendly team at Campbells to book your dedicated viewing slot. When you enter 3 Boddington Court via the welcoming hallway, you may not anticipate all that lies beyond. Taking just a few steps along the passageway however, I defy you not to scream 'WOW!' Since buying this property in 2008, the current owners have made some internal adjustments to create the most fabulous open-plan kitchen/diner/living space that you could possibly imagine. This room is simply breath-taking and as the hub of the house, it ticks every box for those that love contemporary open plan living. The centrepiece of the impressive kitchen is a gorgeous island with a quartz worktop that sits above a number of built-in cupboards and a very handy wine cooler. The island provides the perfect space for food preparation and also as a breakfast bar for day-to-day dining. Flanking either side of the island are modern fitted cupboards and units interspersed with a variety of integrated appliances. Beyond the kitchen at one end is the expansive dining area with sufficient space to fit a large dining room table with comfort. Glazed patio doors open onto the patio area beyond and it easy to envisage what a brilliant home this is for entertaining friends and family. At the other end of this enormous room is the living area with scope for large settees to lounge and relax in front of the TV and with an attractive log burner to keep you cosy during the winter months. Adjacent to the living area is a large utility room-come boot room that was added to the property in 2016. This very useful room has a butlers sink and a vast worktop in addition to lots of storage space. With a door leading to the rear of the property, this room is ideal when coming into the house with muddy feet or paws! Whilst I'm sure you will love the open plan living, if there are occasions that you would like to take yourself away to a quieter and more secluded environment, then you have the luxury of a gorgeous sitting room at your disposal. This is yet another generously proportioned room and very clearly a room for all seasons. The focal point of the room is an open fire, providing the perfect place to relax on a cold winters' night and conversely, with double glazed doors opening on to the patio, you can bring the outside in when the sun is shining.

The versatility that 3 Boddington Court offers is exemplified by the provision of yet another downstairs room. The owners currently use this as a home office but have previously utilised it as a fifth bedroom. It is more than suitable for either of these options and would equally be a great playroom or studio – depending on your particular needs. Completing the downstairs accommodation is a very convenient WC. With all this space downstairs, it naturally follows that there is no shortage of the same upstairs! Taking the stairs to the first floor, you will find four double bedrooms (one with en-suite) and a family bathroom, all leading from a light and airy gallery landing. The main bedroom is exceptionally spacious and provides fitted wardrobes along one wall and benefits from a well appointed en-suite bathroom that has the luxury of a both a bath in addition to a standalone shower enclosure. Located at the rear of the house, the main bedroom enjoys lovely views across the fields that stretch beyond the enclosed back garden. Bedroom two is another substantial double room with ample space for a king size bed and other bedroom furniture as required. Bedrooms three and four are two more generous sized double rooms, so if you have children, there should be no major fights over who gets the biggest room! The family bathroom comprises of a bath with shower over, a pedestal wash hand basin and low level WC. Whilst the inside of 3 Boddington Court is clearly amazing, the outside will not disappoint. At the front of the property you have a private driveway that spans the width of the property and will allow you to park numerous cars with comfort. Very few people tend to park their cars in garages these days but should you be someone that likes to do so, then you have the luxury of having two to choose from. The double garages have light and power fitted and there is the added extra of an electric car charging point on the front external wall. A gate to the side of the property allows access to the rear garden, where the theme of space continues! The garden is huge and predominantly laid to lawn, so is relatively low maintenance and provides a fantastic place for children to play and to expend all their energy. The most important part of a garden must be to have somewhere to sit and relax to enjoy a glass of your favourite beverage when the sun is shining. You won't be surprised to hear that 3 Boddington Court has the perfect spot for this, with a large patio area designated for outside furniture and alfresco dining in this very private and peaceful enclave.



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 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 not so young, 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 all year round. 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. The market towns of Banbury and Daventry are just 15 minutes' drive away, whilst Leamington Spa, Warwick, Stratford Upon Avon and Oxford are all in easy reach. When you need to travel further afield, there is easy access to both the M1 and M40 and trains from Banbury will get you to both London and Birmingham within the hour.



Council Tax: Band G EPC: Rating D

“Without doubt this fabulous property has everything you need and more. It has been extended, improved and well maintained by its current owners and it will be a fantastic family home for the next people fortunate enough to own it.”

