



Manor House Upper Boddington, South Northamptonshire

STRUTT & PARKER

Manor House

Upper Boddington, South
Northamptonshire NN11 6DH

A handsome double fronted Georgian village house

M40 (J11) 10 miles, Banbury 12 miles (London
Marylebone 54 minutes), Warwick 17 miles,
Milton Keynes 26 Miles, London 85 miles

Entrance hall | Drawing room | Dining room
Sitting room | Kitchen/breakfast room | Utility
room | Cloakroom | Cellar | Five bedrooms
(one en suite) | Two further bathrooms | Off road
parking | Double open bay garage | Garden

The property

Grade II Listed, the Manor House is believed to
date back to the early eighteenth century and is
built of ironstone under a plain tile roof. Behind
the handsome double fronted façade there are
many other Georgian period features. Large sash
windows across the front of the house allow
plenty of natural light and the high ceilings in the
main reception rooms emphasise the space.

To the front of the house is the main drawing
room with fireplace, wood burning stove and
window seats. Opposite is a large sitting room
with Inglenook fireplace and multi-fuel stove. From
the drawing room can be accessed the dining
room, again with a feature Inglenook fireplace
and flagstone floor. Beyond the dining room is the
open plan kitchen breakfast room with AGA range
and wood wall and base units. French doors lead
out from the kitchen/breakfast room to the garden
at the side. A utility room with back door to the
parking area and downstairs cloakroom can be
found at the far end of the house.

The oak main staircase from the entrance hall
leads to the first floor and what could be used
as a master suite with large double bedroom
and bathroom. Accessed from a rear hall is
a second staircase which provides access to
two further bedrooms and bathroom on the
first floor and up again to the second floor

with two bedrooms, a large storage room
and a bathroom in the A-frames of the roof.
The second floor also provides plenty of built in
and attic storage.

Location

Attractive traditional village surrounded by
open countryside on the borders of South
Northamptonshire and South Warwickshire.

Village amenities include a church, a public
house, village hall and an excellent primary
school (catchment for the popular Chenderit
Secondary School in Middleton Cheney marked
as "Excellent" by Ofstead). A farm shop and a
public house can be found in Lower Boddington
(at the bottom of the hill).

Well placed for excellent private schools
including Carrdus (Overthorpe); Winchester
House (Brackley), Stow School, Bloxham School,
Tudor Hall, The Warwick School and King's High.

Centrally placed for local commercial centres on
the borders of Oxfordshire, Northamptonshire
and Warwickshire.

Outside

To the front of the house is a symmetrical
garden entered through a wrought iron gate that
opens onto a gravel pathway linked with domed
box hedges with lawn either side. Two sides of
this garden are enclosed by a stone wall and
to the left hand side is an impressive box yew.
To the western elevation is a small parterre
garden with organised box hedges interspersed
with gravel pathways and a fountain leading
to a mainly laid to lawn area that continues
around the house. To the rear the garden slopes
upwards to the gravel parking area with double
bay garages, which is entered through double
wooden gates. To the right hand side of the
house is a vegetable garden.

General

Services: Mains water, electricity and drainage.
Oil fired boiler.

Local authority: South Northants District
Council, Springfields, Towcester, Northants
NN12 6AE. Telephone: 01327 322 322.







Council tax: The property is in Tax Band F.

Directions

From Banbury take the A423 towards Southam. After about 6 miles turn right at Wharf Inn (Fenny Compton) crossroads, head past the turning for Priors Hardwick and fork left for Upper Boddington. Continue along the Warwick Road up the hill and Manor House can be found on the left hand side highlighted by a Strutt & Parker for sale board.

Banbury

20 Horse Fair, Banbury, Oxfordshire OX16 0AH

01295 273592

banbury@struttandparker.com
struttandparker.com

55 offices across England and Scotland,
including 10 offices in Central London

Floorplans
Gross internal area 3,269 sq ft (304 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
 [Symbol] Denotes restricted head height
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