

52 Newlands

Kings Sutton



ROUND & JACKSON
ESTATE AGENTS



52 Newlands

Kings Sutton, OX17 3QQ

£269,000

A spacious and extended two bedroom semi detached home which sits on a larger than average plot in the heart of the village of Kings Sutton with it's main line train station.

The Property

52 Newlands, Kings Sutton is a good sized, extended two bedroom home which sits on a larger than average plot and benefits from having a large brick built outbuilding with power and lighting which could be used as an office or workshop. The property is located in the heart of the village and benefits from having a ground floor W.C. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, sitting room, kitchen/breakfast room, utility room and W.C. On the first floor there is a landing, two large bedrooms and a family bathroom. Outside there are large gardens to the front and rear and there is the added bonus of a large brick built outbuilding at the end of the garden with power and lighting fitted. The property lends itself to being extended further. (Planning permission and Building Regulations consent would need to be investigated) However, planning for a two storey side extension was previously approved back in 2013 and we have the plans available. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Stairs rising to the first floor and a door leading into the sitting room.

Sitting Room

A nice sized, bright and airy sitting room with a central fireplace (Currently capped) and a door leading into the kitchen breakfast room. There is a window to the front aspect.

Kitchen Breakfast Room

A well arranged kitchen which is fitted with a range of cream coloured shaker style cabinets with wood effect worktops over. There is an integrated electric oven, a four electric ceramic hob and extractor hood above. There is an inset ceramic sink and attractive tiled splash backs with tiled flooring throughout and there is space and plumbing for a dish washer. The kitchen has a window to the side and rear aspect, a useful under stairs cupboard and there is space for a small table and chairs and a door leading into the utility room and W.C.

Utility Room and W.C

Forming part of a rear extension this is a useful utility room with space and plumbing for a washing machine and tumble dryer and space for a free standing fridge freezer with tiled flooring and a door leading into the W.C with a further door leading into the rear garden. The W.C is fitted with a modern white suite comprising a toilet and wash basin with a really useful vanity storage unit beneath and tiled flooring with a window to the rear. There is a wall mounted Ideal gas fired boiler for the heating and hot water system.

First Floor Landing

Doors leading to the first floor rooms and loft hatch providing access to the roof space which is partly boarded with a light and ladder fitted.

Bedroom One

A large double bedroom with a window to the front aspect and a built in wardrobe and there is also two further built in shelved cupboards, one of which houses the hot water tank.



Bedroom Two

A large double bedroom which forms part of the rear extension and has a window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and wash basin. There is floor to ceiling tiling, tiled flooring and a window to the rear aspect and there is a heated towel rail fitted.

Garden Room/Workshop

A really useful, brick built building with power and lighting. This could be used as a workshop or updated into a home office or play room.

Outside

Outside to the front of the property there is a large lawned garden and driveway parking and to the rear there is a paved patio area with a pathway leading to the end of the garden. The garden is laid to lawn and measures around 65 feet and has gated access to the side where there is also a useful wooden shed.

Directions

From Banbury proceed in a Southerly direction toward Oxford (A4260). After approximately 2 miles turn left where signposted to Kings Sutton. Continue through the village on Banbury Lane and bear left where the road narrows and then bear left into Richmond Street. Turn left into Newland Road where the property will be found on the right hand side just past the turning for Blenheim Rise.

Situation

KINGS SUTTON is a popular village situated on the Oxfordshire/Northants borders. It has extremely good transport connections with easy access to the M40 motorway at Junction 10, Ardley (approximately 8 miles), and Junction 11, Banbury (approximately 5 miles). The village railway station has services to London (Paddington and Marylebone approximately 1 hour), Oxford (approximately 25 minutes) and Birmingham (approximately 45 minutes). The village is well served by local amenities, including a general store, post office, primary school, 2 public houses and a fine 13th century church with a renowned 190' spire. The nearby market town of Banbury has more extensive shopping facilities, and Oxford offers a wide range of cultural pursuit.

Services

All mains services connected.

Local Authority

West Northants District Council. Tax band B.

Viewing arrangements

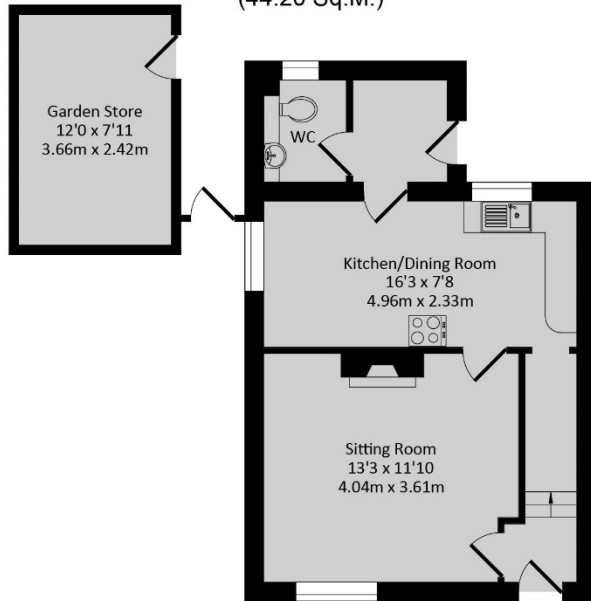
Strictly by prior arrangement with Round & Jackson

Tenure

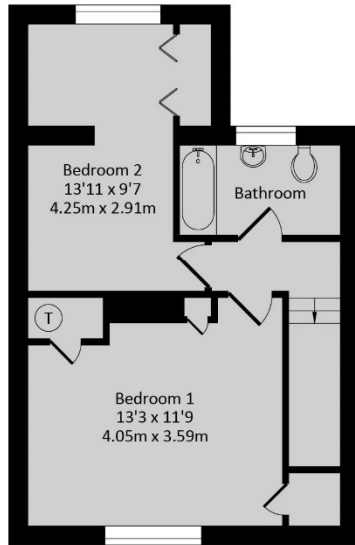
A freehold property



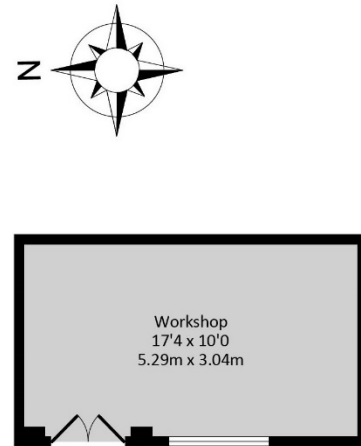
Ground Floor
Approx. Floor
Area 476 Sq.Ft.
(44.20 Sq.M.)



First Floor
Approx. Floor
Area 388 Sq.Ft.
(36.0 Sq.M.)



Outbuilding
Approx. Floor
Area 173 Sq.Ft.
(16.10 Sq.M.)



Total Approx. Floor Area 1037 Sq.Ft. (96.30 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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