



2 Glebe Rise

Kings Sutton, OX17 3PH



ROUND & JACKSON
ESTATE AGENTS





A very well presented, detached four bedroom family home of stone construction with a double garage (Currently being used as a workshop) with ample off road parking and a private rear garden.

The property

2 Glebe Rise, Kings Sutton is a very well presented, four bedroom family home of stone construction which is located on this popular, and very quiet road within this popular village. The property is a short walk from the train station and the well thought of childrens park is also just around the corner. The property has a double garage which is currently being used as a workshop/cinema room as it is fully insulated with power and lighting. The property has a private rear garden and there is a good amount of driveway parking at the front. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a welcoming hallway, cloakroom, large open plan sitting/dining room, a sun room, a kitchen/breakfast room and a utility room. On the first floor there is a landing area, four bedrooms, with an en-suite shower to the main bedroom, and a family shower room with W.C. Outside there is a private garden to the rear with a useful paved area between the garden and garage. To the front there is a large gated driveway which provides parking for several vehicles. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with doors leading to the ground floor rooms and stairs rising to the first floor. There is good quality wooden flooring fitted throughout.

Cloakroom with W.C

Fitted with a white suite comprising a toilet and hand basin with vanity storage unit beneath. There is a window to the front aspect and wood effect vinyl flooring is fitted throughout.

Sitting/Dining Room

A lovely L-shaped entertaining room which is fitted with wooden flooring throughout. The whole area is very bright and airy with dual aspect windows to the front and rear. The living room area has plenty of space for furniture and there is an inset multi-fuel log burning stove fitted. There is ample space for a table and chairs in the rear part of the room and there is double doors leading into the sun room.

Sun Room

A really great addition to the property with a large roof lantern and double doors leading into the garden. There is good quality wood effect flooring fitted throughout.

Kitchen/Breakfast Room

A good size kitchen/breakfast room which is fitted with a range of grey fronted cabinets with wooden worktops and tiled splash backs. There is a breakfast bar area and tiled flooring throughout with dual aspect windows to the rear and side aspects and a door leading into the utility room. There is an integrated double electric oven, a four ring electric hob and an extractor hood. There is space and plumbing for a dish washer, an integrated under-counter fridge and a double, Belfast sink is fitted.

Utility Room

A large utility room with a window and door leading into the garden. There is space and plumbing for a washing machine and tumble dryer, a double Belfast sink and there are many cabinets with wooden worktops. The flooring is tiled and there is space for a free standing fridge freezer.

First Floor Landing

Doors to all the first floor rooms and cupboard housing the gas fired boiler which is around five years old. Access to the roof space which is partly boarded with a light and ladder fitted.

Guide Price: £525,000



Bedroom One

A very large main bedroom with a window to the front aspect and fitted wardrobes. There is a door leading into the en-suite shower room which is fitted with a shower cubicle and wash basin with vanity storage beneath. The walls are tiled and there is vinyl flooring throughout. There is a heated towel rail and a window to the front aspect.

Bedroom Two

A large double bedroom with a window to the front aspect and there is space for a wardrobe.

Bedroom Three

A small double bedroom with a window to the rear aspect and a built-in, mirror fronted wardrobe.

Bedroom Four

A good size single bedroom, currently being used as a study, with a window to the rear aspect and space for a wardrobe.

Family Shower Room

Fitted with a modern white suite comprising a large shower cubicle, toilet and Jack and Jill sinks. There is vanity storage beneath the sinks, a heated towel rail and there is vinyl flooring fitted throughout. There are two windows to the rear aspect.

Double Garage

Currently being used as a workshop and cinema room this is a really useful space which is insulated and has power and lighting fitted. There is a pedestrian door to the rear and the working garage door could easily be reinstated, if required.

Outside

To the rear of the property there is a private, lawned garden with many established trees and shrubs. There is a decked area adjoining the property, a shed and a further decked area in the corner of the garden. There is an outside tap and a useful paved courtyard linking the garden to the garage. There is gated access onto the driveway where there is a large block paved driveway which provides off-road parking for several vehicles. The driveway has wooden gates leading onto the road and offers a good amount of privacy.

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.

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 right and continue to the T junction and turn left on to Astrop Road. Continue along passing the large green and park and then turn right into Glebe Rise. The property will be found on your right hand side after a short distance.

Services

All mains services connected.

Local Authority

South Northants District Council. Tax band E.

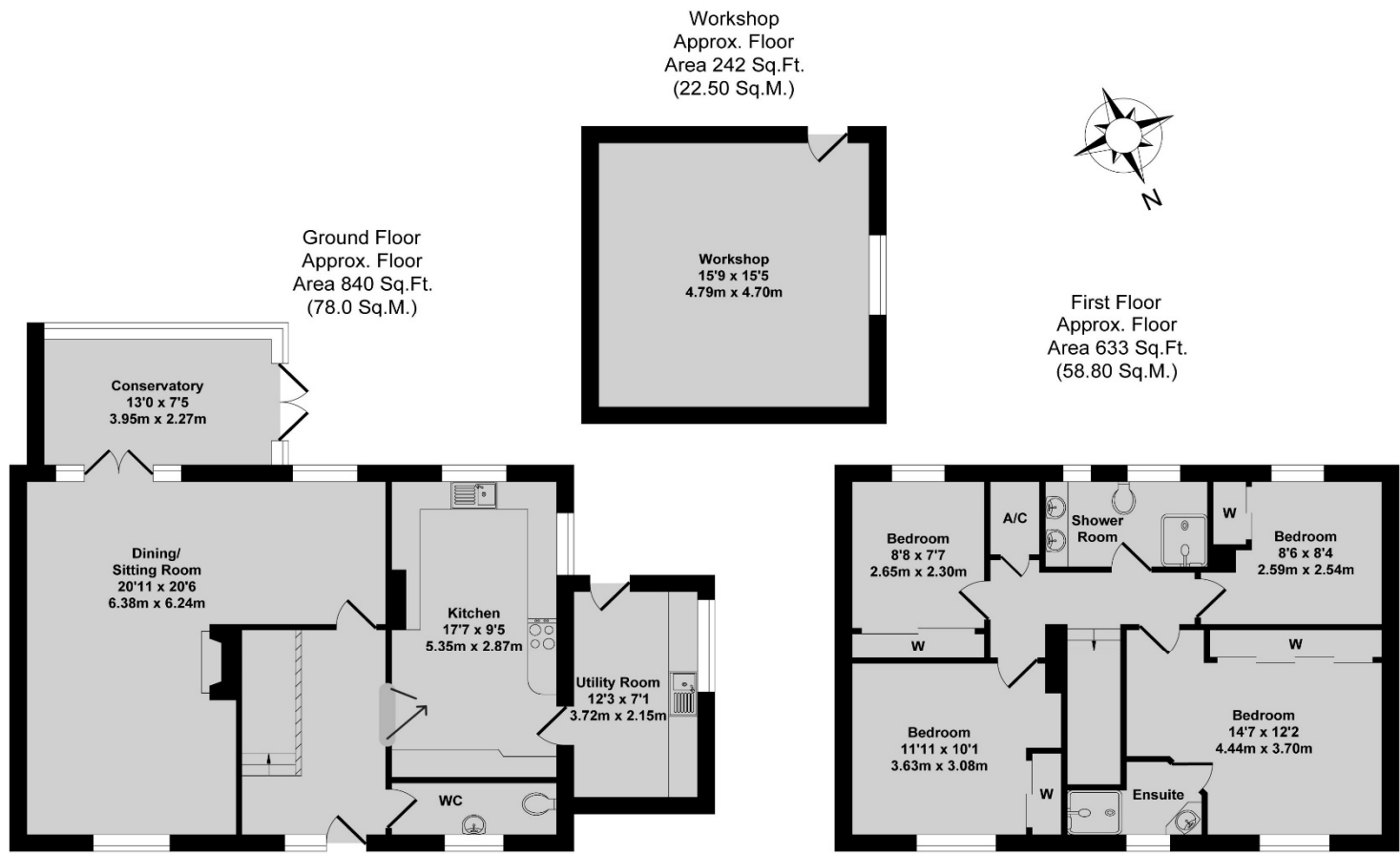
Viewing arrangements

Strictly by prior arrangement with Round & Jackson

Tenure

A freehold property





Total Approx. Floor Area 1715 Sq.Ft. (159.30 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA
 T 01295 279953 E office@roundandjackson.co.uk
 Bloxham – High Street, Bloxham, Oxon, OX15 4LU
 T 01295 720683 E office@roundandjackson.co.uk
www.roundandjackson.co.uk



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