



Banbury Lane
Kings Sutton



ROUND & JACKSON
ESTATE AGENTS



3 Banbury Lane, Kings Sutton

Banbury, Oxon, OX17 3RU

£550,000

An individual stone built bungalow with spacious and beautifully presented accommodation and a private rear garden pleasantly located within this highly regarded village.

The Property

3 Banbury Lane, Kings Sutton is an individual stone built bungalow which is pleasantly located in a non estate position within this well served and sought after village. The property is beautifully presented and has well planned accommodation which has been updated to a high standard. The accommodation comprises an entrance hallway, sitting room with fireplace, dining room/bedroom three, an open plan kitchen-dining-family room, a master bedroom with en-suite shower room, a further double bedroom and a family bathroom. There is also a large garage, a driveway and gardens to the front and rear.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Hallway

A central hall with the main entrance door to the front, a hatch to the loft space and doors to all accommodation.

Sitting Room

Window to the front, a central fireplace and a door to the dining room/bedroom three.

Dining Room/Bedroom Three

A good sized reception room which could be used as a bedroom. Exposed stone wall and a window to the front.

Kitchen/Dining/Family Room

A large open plan room with ample space for dining and lounge furniture, tiled flooring and double doors to the rear garden. The kitchen is fitted with modern eye level cabinets and base units and drawers with work surfaces over. Inset one and a half bowl sink and draining board, four ring gas hob with extractor over, single over, fridge and freezer, dishwasher and washing machine. Stable door to the side, door to garage.

Master Bedroom

A large double bedroom with double doors to the rear and a large en-suite shower room which is beautifully fitted.

En-suite Shower Room

A large room recently fitted to a high standard. Tiled walls and floor, walk in shower enclosure, his and hers wash hand basins, low level WC, heated towel rail and a bidet.

Bedroom Two

A double bedroom with a window to the front.

Family Bathroom

Fitted with a modern suite comprising a panelled bath, a wash hand basin and WC. Tiled walls and floor, heated towel rail and a window to the rear.

Outside

The property is pleasantly set back from the road and has a large frontage which is landscaped and has a driveway giving access to the garage. The west facing rear garden is very private and is pleasantly landscaped with a lawned area, a paved seating area and well stocked flower and plant borders. There is attractive stone walling and an access path to both sides of the property.



Garage

A large single garage with an up and over door to the front.

Directions

From Banbury proceed in a Southerly direction towards Oxford (A4260). After approximately two miles turn left where signposted to Kings Sutton. You will enter the village on Banbury Lane where the property will be seen after a short distance on your right hand side just before the sharp left hand turn.

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

South Northants District Council. Tax band D.

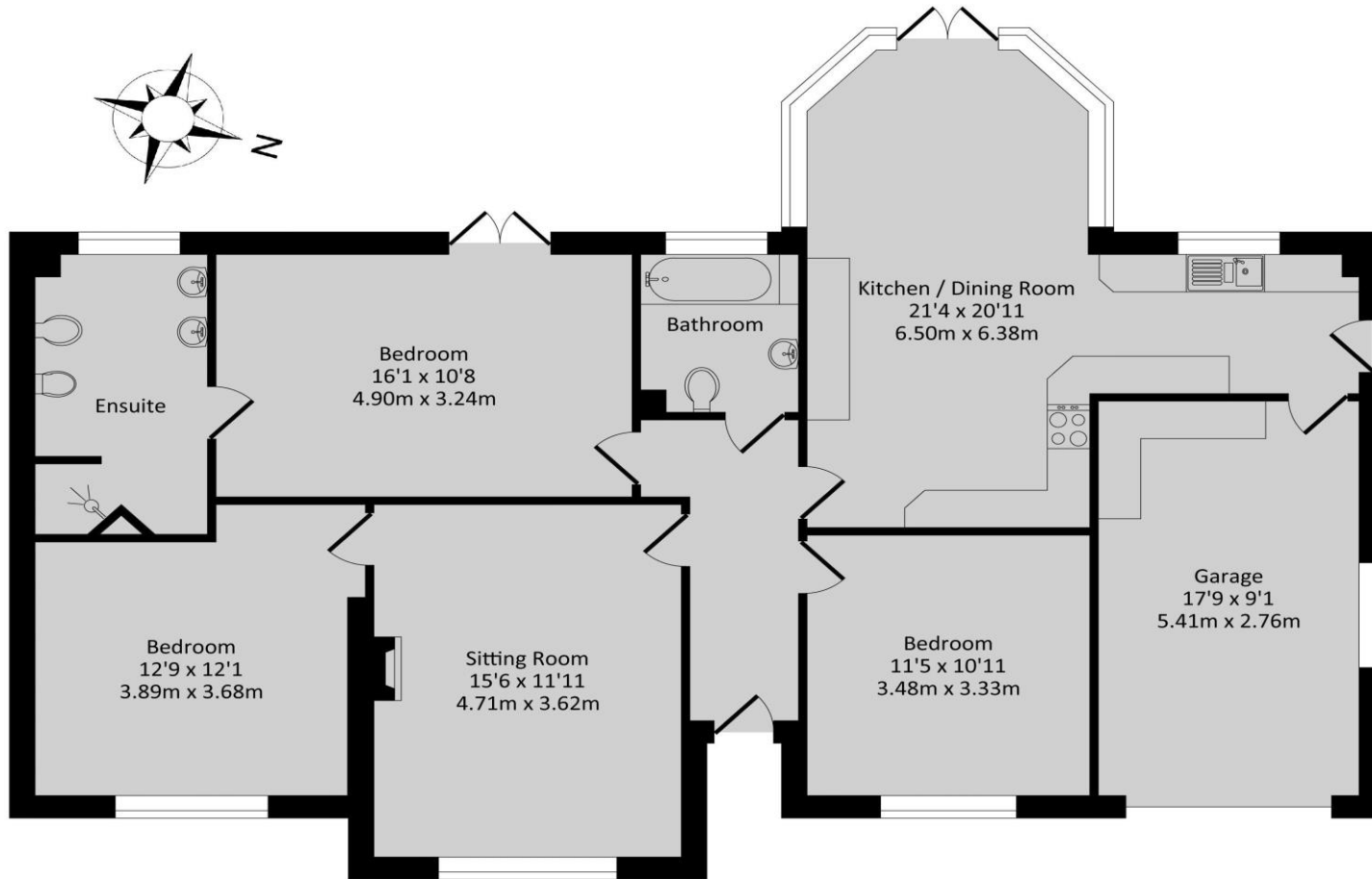
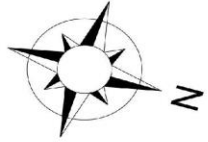
Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property





Total Approx. Floor Area 1320 Sq.Ft. (122.60 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		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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