



Banbury Lane  
Kings Sutton, OX17 3RX



ROUND & JACKSON  
ESTATE AGENTS





A greatly extended four bedroom, non-estate, semi-detached family home with a large garden and having countryside views to the front aspect.

### The property

58 Banbury Lane, Kings Sutton is a greatly extended, four bedroom, non-estate, semi-detached family home with large gardens and a pleasant outlook over open countryside. The property is set back nicely from the road with a good size front garden and offers ample off-road parking. The property has been extended over the years by the current owner by way of a further reception room, a large open-plan kitchen diner and utility room and a further bedroom. The garden is large and very private and the property is in good order throughout and is located just a short walk away from the centre of the village and train station. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a large hallway, W.C, sitting room, large dining room/study, large open-plan kitchen diner and a utility room. On the first floor there is a spacious landing, four bedrooms and a family bathroom. The main bedroom has an en-suite fitted. There is a former garage which has been split into a storage area and utility room. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

### Entrance Hallway

A spacious and very welcoming hallway with stairs rising to the first floor and doors leading to the ground floor rooms.

### W.C

Fitted with a white suite comprising a toilet and hand basin with tiled splash backs and vinyl flooring throughout.

### Sitting Room

A bright sitting room with a window to the front aspect and there is an inset log burning stove fitted. There are countryside views to the front aspect and there is good quality engineered oak flooring throughout.

### Dining Room

A large reception room running the full depth of the property with a window to the front aspect with pleasant views and double doors leading into the rear garden. The rear part forms part of a side extension from around 30 years ago. The rear section of the room is currently being used as a study area.

### Kitchen Diner

A very large and well thought out kitchen diner which was added around 17 years ago. The kitchen is fitted with a range of cream coloured shaker style cabinets with wooden worktops over and tiled splash backs. There are a range of integrated appliances including a fridge freezer, a dishwasher, a double electric oven, a four ring electric hob and an extractor hood. There is an inset one and a half bowl sink with drainer and a large and very useful understairs storage cupboard.

The kitchen flows into a large and very bright and airy dining area with high ceilings. There are two velux roof windows with large bi-folding doors leading out into the garden and there are double doors to the side aspect. The whole kitchen diner has good quality wooden flooring throughout and there is a door leading into the utility area.

### Utility Room

The utility room was created from the rear part of the original garage and is fitted with a range of base cabinets with a worktop and there is an inset Belfast sink with tiled splash backs. There is space and plumbing for a washing machine and tumble dryer, tiled flooring and there is a window and door leading into the rear garden.

### First Floor Landing

A spacious and very bright landing with doors leading to the first floor rooms and a window overlooking the rear garden. There is a built-in shelved cupboard and a loft hatch providing access to the roof space which is partially boarded with a light and ladder fitted.

### Bedroom One with En-suite

A large double bedroom with a window to the front aspect giving countryside views and there are fitted, mirror fronted wardrobes to one wall and a further fitted wardrobe to the other wall. There is a door leading into an en-suite which is fitted with a white suite comprising a corner shower cubicle, a toilet and a wash basin. There are attractive tiled splash backs and vinyl flooring is fitted throughout.



#### Bedroom Two

A good size double bedroom with a window to the front aspect and countryside views and there is a built-in wardrobe.

#### Bedroom Three

A good size double bedroom with a window to the rear aspect offering pleasant views down the garden. This bedroom forms part of a rear extension from around 30 years ago.

#### Bedroom Four

A small double bedroom with a window to the side aspect.

#### Family Bathroom

A large family bathroom which is fitted with a white suite comprising a panelled bath, a toilet and a wash basin. There are attractive tiled splash backs and vinyl flooring is fitted throughout. Window to the rear aspect.

#### Storage area - Former Garage

A useful storage area with power and lighting and up-and-over door leading onto the driveway. The rear part of the original garage was converted into the utility room. The wall mounted Potterton gas fired combi boiler is located here.

#### Outside

To the rear of the property there is a beautiful and very well stocked lawned garden measuring around 100 feet. The garden is very private and has a wide range of trees and shrubs and there are established planted borders. There is a raised patio area adjoining the house and accessed via the bi-folding doors from the kitchen diner. There is an outside tap fitted and an electric socket and there is gated access to the front of the property with doors leading into the utility room and kitchen. To the front of the property there is a large lawned garden with pretty, well established planted borders and gravelled area surrounding the house and there is a gravelled driveway providing parking for several vehicles.

#### 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 left.

Guide price:  
£525,000

#### 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. The gas fired boiler is located in the former garage.

#### Local Authority

South Northants District Council. Tax band D.

#### Viewing arrangements

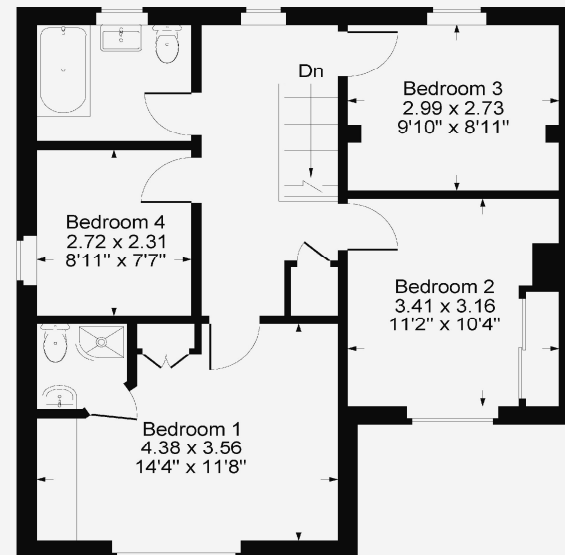
Strictly by prior arrangement with Round & Jackson.  
A freehold property.





Ground Floor

Approximate Gross Internal Area  
 Ground Floor = 81.09 sq m / 873 sq ft  
 First Floor = 58.99 sq m / 635 sq ft  
 Garage = 6.44 sq m / 69 sq ft  
 Total Area = 146.52 sq m / 1577 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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