



Kings Sutton
Banbury, Oxfordshire

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Completed to an exacting specification, a stylish and thoughtfully designed 3-bedroom property with sizeable gardens and garage in the much sought after village of Kings Sutton.

Internally, the property makes best use of space and boasts a well-proportioned living room and large dining kitchen with an adjoining utility room. The corresponding rooms above include three bedrooms and a family bathroom. There's also an ensuite shower room to the main bedroom and a downstairs WC for further convenience. The property is fully double glazed and warmed by a gas fired central heating system.

Kings Sutton is a highly sought-after village offering a range of day-to-day amenities, including a village shop, primary school, and two lively public houses. The village also benefits from a railway station with direct services to London Marylebone, enhancing its appeal for commuters.



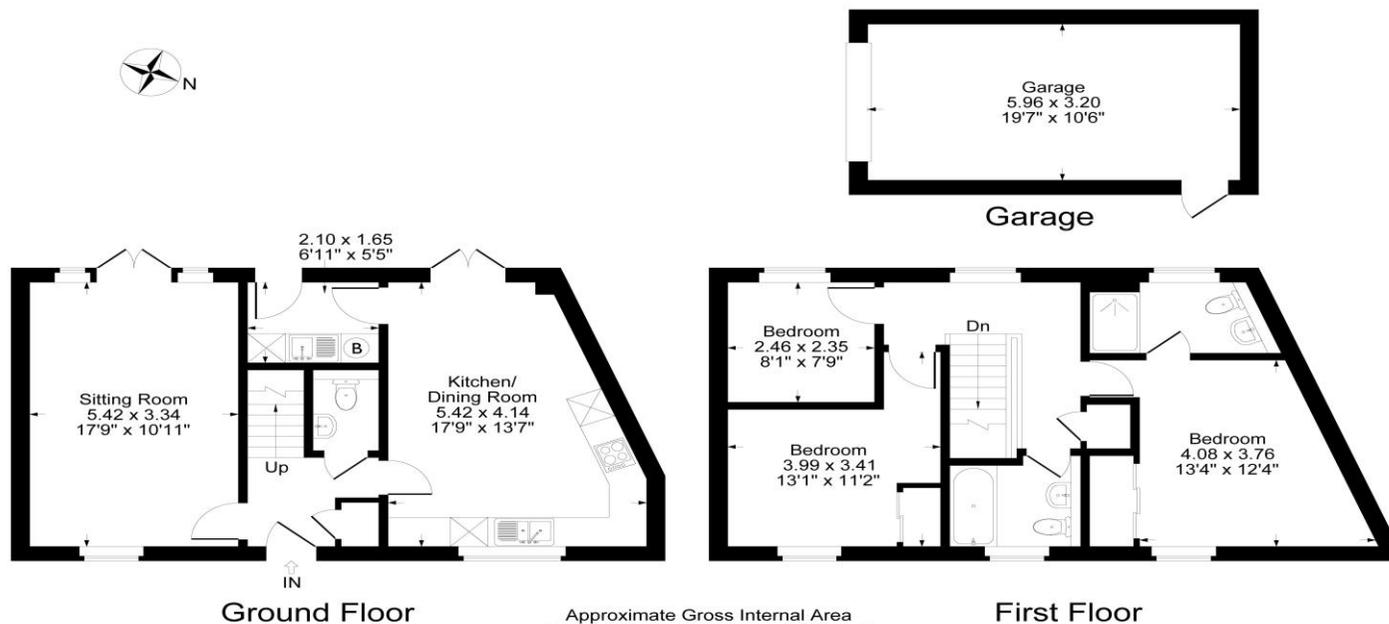


The Property Briefly Comprises of:

- Spacious living room with feature fireplace
- Large dining kitchen equipped with integrated appliances
- Adjoining utility room for added convenience
- Master bedroom featuring an ensuite shower room
- Two additional well-proportioned bedrooms
- Family bathroom with stylish fittings
- Ground floor cloakroom/WC
- Gas-fired central heating and full double glazing throughout
- Generous gardens to the side and rear
- Brick-set driveway and garage with direct access to side garden



Guide Price: £399,950



Approximate Gross Internal Area
 Ground Floor = 50.36 sq m / 542 sq ft
 First Floor = 50.74 sq m / 546 sq ft
 Garage = 19.07 sq m / 205 sq ft
 Total Area = 120.17 sq m / 1293 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Local Authority:
 South Northamptonshire

Council Tax Band: D

(Subject to change after completion)

Tenure: Freehold

Distances

Banbury c. 4 miles,
 Bicester c. 11 miles,
 Chipping Norton c. 15 miles,
 Oxford c. 24 miles,
 Stratford-Upon-Avon c. 31 miles,
 Birmingham c. 55 miles
 M40 Access c. 7 Miles
 London via Kings Sutton, Bicester
 North or Banbury, c. 1 hour

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