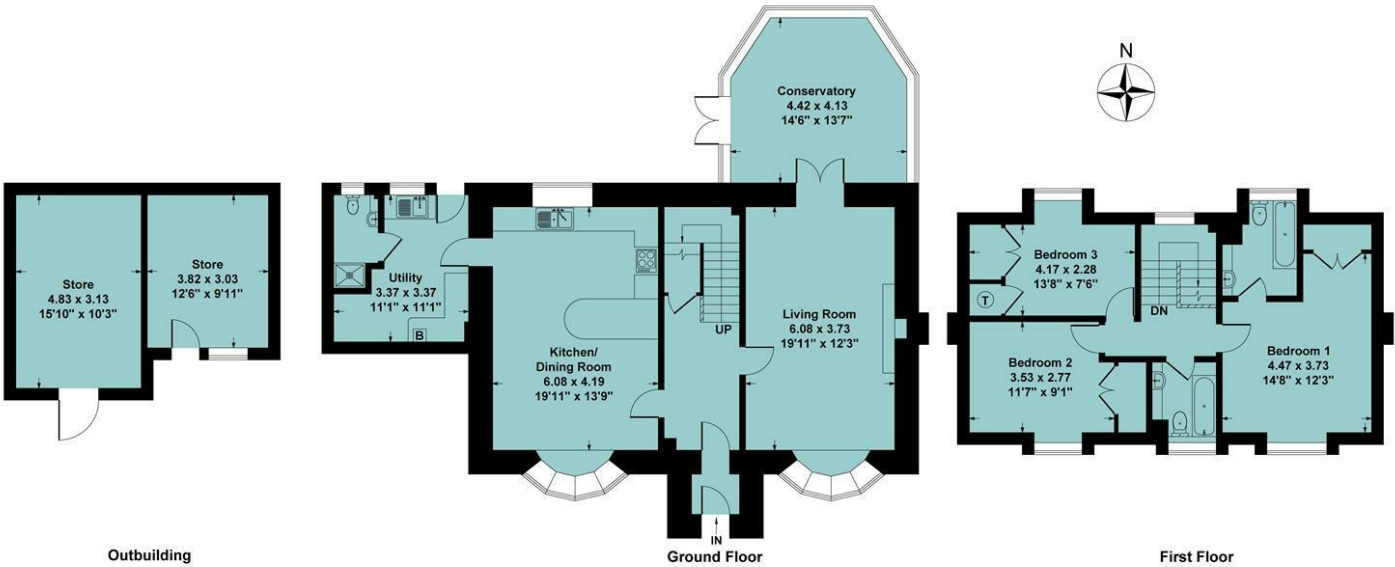


Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

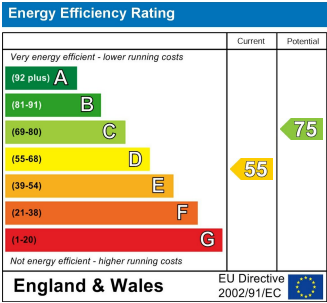
Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Ground Floor Approx Area = 98.30 sq m / 1058 sq ft
First Floor Approx Area = 54.67 sq m / 588 sq ft
Outbuilding Approx Area = 27.26 sq m / 293 sq ft
Total Area = 180.23 sq m / 1939 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk



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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



11 Bulls Lane
Kings Sutton



11 Bulls Lane, Kings Sutton, Oxfordshire,
OX17 3RA

Approximate distances
Banbury 4 miles
Bicester 11 miles
Junction 11 (M40 motorway) 5 miles
Oxford 20 miles
Kings Sutton railway station to London Marylebone 1 hour approx.
Banbury to London Marylebone 55 mins approx.

OFFERED TO THE MARKET CHAIN FREE IS THIS INDIVIDUAL STONE BUILT THREE BEDROOM DETACHED HOME LOCATED IN A GENEROUS YET PRIVATE PLOT WITH A LARGE OUTBUILDING AND STABLE

Entrance porch, entrance hall, living room, conservatory, kitchen/dining room, utility, downstairs shower room, three double bedrooms, ensuite to the master, family bathroom, external store and external stable, driveway parking for several vehicles. Energy rating D.

£599,950 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Upon reaching Twyford turn left where signposted to Kings Sutton. Travel into the village via Banbury Lane, around the sharp left hand turn as the road merges into Bulls Lane and the property will be found almost immediately on the left hand side after the lay-by.

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, two public houses, Millennium Memorial Hall 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 pursuits.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- * Entrance porch with door to entrance hall.
- * Entrance hall with flagstone tiled flooring, doors to the living room and kitchen/dining room, understairs storage and stairs to first floor.
- * Dual aspect living room with bay window to front and patio doors to the rear opening to the conservatory, stone built ornamental fireplace with wooden mantle over.
- * Conservatory with windows and door to the rear garden.
- * Dual aspect kitchen/dining room with flagstone flooring, bay window to front and window to rear, dining area with ample space for a large table and chairs as well as additional lounge furniture. Kitchen area fitted with a range of base and eye level units with worktop over, inset sink, space for all free standing appliances, tiled splashback, breakfast bar with storage under, doorway to utility.
- * Utility fitted with a range of base and eye level units, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, flagstone flooring, door to downstairs shower room, window and door to rear garden.
- * Downstairs shower room with a shower cubicle, WC and wash hand basin, tiled walls and window to rear.
- * First floor landing with doors to all rooms.
- * Bedroom one is a large double with window to the front, ensuite and built-in wardrobes. Ensuite comprises a bath with shower over, WC and vanity wash hand basin, tiled floor and walls, window to rear.

- * Bedroom two is a double with a window to front and built-in wardrobes.
- * Bedroom three is a double with window to rear, built-in wardrobe and a storage cupboard housing the hot water tank.
- * Family bathroom fitted with a white suite comprising bath with shower over, WC and vanity wash hand basin, tiled floor, tiled walls and window to front.
- * A sweeping driveway leads to the wraparound garden. There is a large area of garden to the front with a border of mature trees and bushes. To the side of the house there is a large stable and outbuilding for storage as well as a large lawned area and parking. A section of garden behind the house has been fenced off and there is a gate. Here there is a patio and pergola, a large lawned area and mature hedgerow.

Agent's note

Within the boundary of the property there is an easement for Central Networks East Plc to access the electricity sub-station.

Services

All mains services are connected. The boiler is located in the utility room.

Local Authority

West Northants District Council. Council tax band F.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: D

A copy of the full Energy Performance Certificate is available on request.

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.