



16 Banbury Lane, Kings Sutton, Banbury, Oxon OX17 3RU
£425,000

**Stanbra
Powell**

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An impressive stone built detached cottage occupying a sizeable corner plot in the heart of this popular village. This picturesque cottage offers a mixture of traditional features with modern touches as well as the potential to extend subject to planning. Unlike many other cottage's and period properties this cottage comes with a garage and extensive parking. This pretty cottage has been known by the current owners for nearly 50 years.

**Spacious hallway | Downstairs bathroom | Living room
Kitchen/breakfast room | Three well-proportioned
bedrooms | Established garden | Large corner plot | Garage
| Parking**

Ground Floor

Double glazed wood effect door.

Spacious hallway: Terracotta tiles. Wall mounted Baxi boiler. Door leading to living accommodation, downstairs bathroom, airing cupboard and stairs rising to first floor.

Bathroom: Double glazed obscured window. White suite comprising of panelled bath with part tiled splashbacks, mixer tap and shower attachment over, wash handbasin and toilet.

Living room: Two windows overlooking front garden. This room has a cozy feel with large stone built feature fireplace (currently not useable, could be opened for use). Door leading to kitchen/breakfast room.

Kitchen/breakfast room: Dual aspect room with windows to either side. Cottage style kitchen with a range of base and wall mounted wooden units and some display cabinets. One and a half stainless steel sink drainer. Space for white goods and cooker. Terracotta floor tiles. Space for breakfast or dining table. Door to covered rear entrance. The current owners use this area for storage and fridge/freezer. Door to rear garden and access to garage.

First Floor

Light and airy landing with window to rear.

Three well-proportioned bedrooms.

Main bedroom with double glazed window overlooking front garden. Deep double wardrobe.

Bedroom two, a generous double bedroom with window to front. Feature wrought iron fire insert with wooden surround.

Bedroom three, a generous double bedroom with dual aspect and double glazed windows. Part sloping ceiling.

Outside

The garden is separated into two areas by panel fencing and high hedge borders offering total privacy. Iron gates to either end of the front garden. A stunning cottage garden mainly laid to lawn with many attractive hedge and shrubs. Crazy paving walkway leading to parking area and to rear of the property. To the rear of the cottage is the second section of the garden which is mainly laid to patio, a large area with hardstanding for sheds. Covered porch leading to the property.

Brick built and rendered garage with up and over door. Door to rear giving access to rear garden. To front of garage is a concrete and shingled parking area, this area could comfortably fit 4 vehicles.

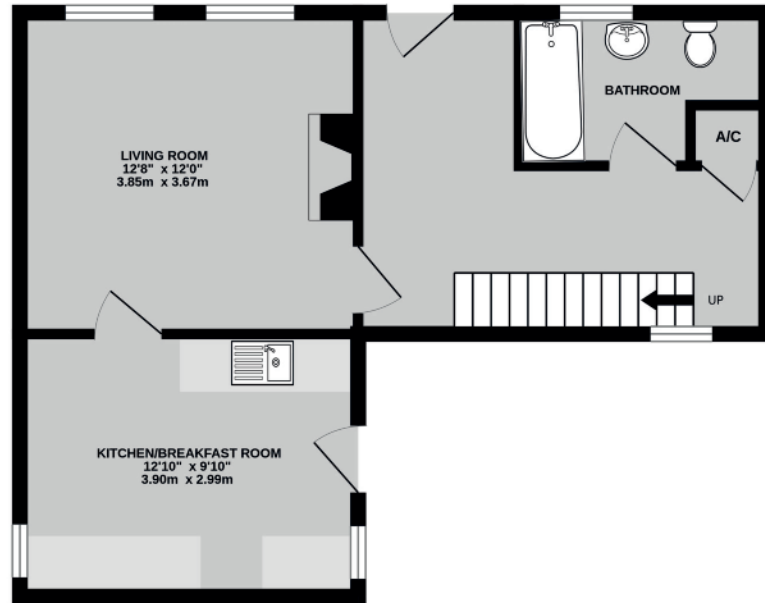
Services: All Council Tax Banding: E
Authority: South Northants Council



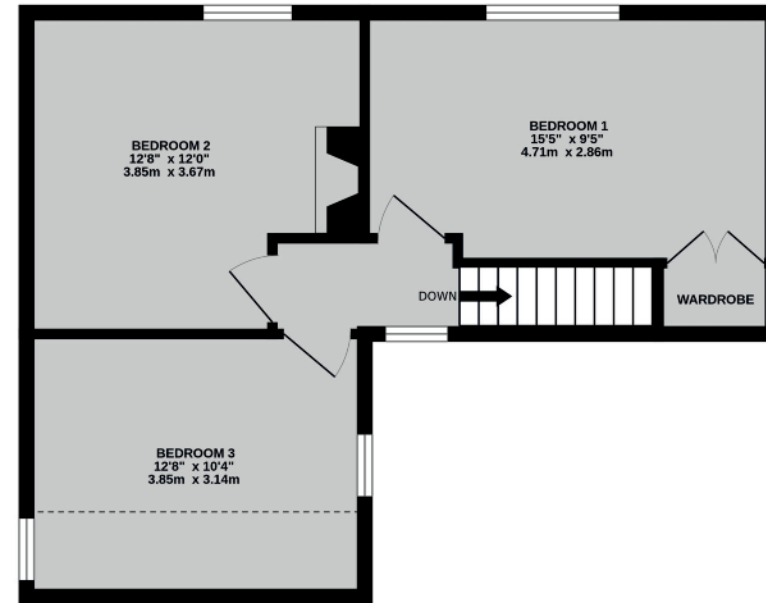




GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

5/6a Horsefair, Banbury,
Oxon OX16 0AA
t: 01295 221100
e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

