



27 Glebe Rise, Kings Sutton, Banbury, Oxon OX17 3PH
Guide Price £695,000

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

Substantial four bedroom detached bungalow with views over open fields.

Entrance hallway | Living room | Dining room | Kitchen/breakfast room | Utility | Two bathrooms | Four double bedrooms, Jack & Jill bathroom to master | Excellent size south facing rear garden | Views over open fields | Double garage | Large driveway | No onward chain | Gas central heating | Double glazing

Located in the ever popular village of Kings Sutton is this impressive stone built detached bungalow. The property benefits from two reception rooms, kitchen/breakfast room, utility, two bathrooms, four double bedrooms and an excellent size rear garden with outlook over open fields, there is also a double garage and large driveway. This property is offered for sale with no onward chain.

Accommodation

Front door.

Large entrance hallway: Radiator. Large airing cupboard with floor to ceiling shelving and housing hot water tank. Loft access. Doors to all accommodation.

Shower room: Three piece refitted white suite comprising of low level WC, wash handbasin and wet room shower with tiled flooring. Fully tiled walls. Heated towel rail. Sunken spotlights. Window to front aspect.

Living room: Excellent size room with window and sliding patio doors leading to rear garden. Open fireplace with stone surround. Two radiators.

Dining room: Large window to front aspect. Radiator. Door leading to kitchen.

Kitchen: Range base and eye level units with laminate worktop. Built-in sink unit. Built-in cooker and dishwasher. Radiator. Tiling to splashback areas. Large window overlooking secondary garden area. Space for breakfast table. Tile effect laminate flooring. Door through to utility room.

Utility: Range of base and eye level units. Built-in sink unit. Wall mounted boiler. Space and plumbing for washing machine and dryer. Wall mounted fuse box. Window overlooking rear garden. Radiator. Door to side passageway.

Master bedroom: Excellent size double bedroom with built-in wardrobes. Radiator. Large window overlooking rear garden with views over open fields. Access to Jack and Jill shower room.

Jack and Jill shower room: Also access from the hallway. Three piece white suite comprising of low level WC, wash handbasin with built-in storage underneath, large shower cubicle with shower over. Heated towel rail. Fully tiled walls. Vinyl flooring. Two windows to rear aspect.

Bedroom two: Good size double bedroom with large window overlooking front aspect. Radiator. Built-in wardrobes.

Bedroom three: Double bedroom with window to front aspect. Radiator.

Bedroom four: Double bedroom with window overlooking rear garden. Built-in wardrobes.

Outside

Front: Large block paved sweeping driveway, potential for 7/8 cars. Laid to lawn areas and mature flower and shrub borders either side. Step to front door. Access to garage and to secondary garden patio/seating area.

South facing rear garden: Large decked seating area enclosed by ballustrade. Patio pathway surrounding the property. Lawn area with flower and shrub borders. Mature trees. Timber panel fencing. Views over open fields to the rear. To the right of the property is open side access. To the left a block paved pathway leads to secondary garden area which is block paved offering a great degree of privacy ideal for seating area. Gated access to front of the property. Outside tap. Covered area which is part of the garage.

Detached stone built double garage with additional storage. Pathway leading to workshop area with window overlooking secondary garden area. Power and light connected. Garage has electric roller door. Boarded storage space into loft area. Window overlooking driveway. Wall mounted fuse box.

Agents Note: The owner has informed us that the roof was replaced in 2010.

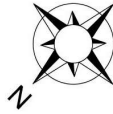
Services: All **Council Tax Banding:** F
Authority: South Northants Council

Directions: From Banbury Cross proceed south on the Oxford Road and after approximately two and a half miles at Twyford, turn left towards Kings Sutton. Carry on through the village via Whittle Street and Astrop Road, passing by the recreation park, take the right turn into Glebe Rise.

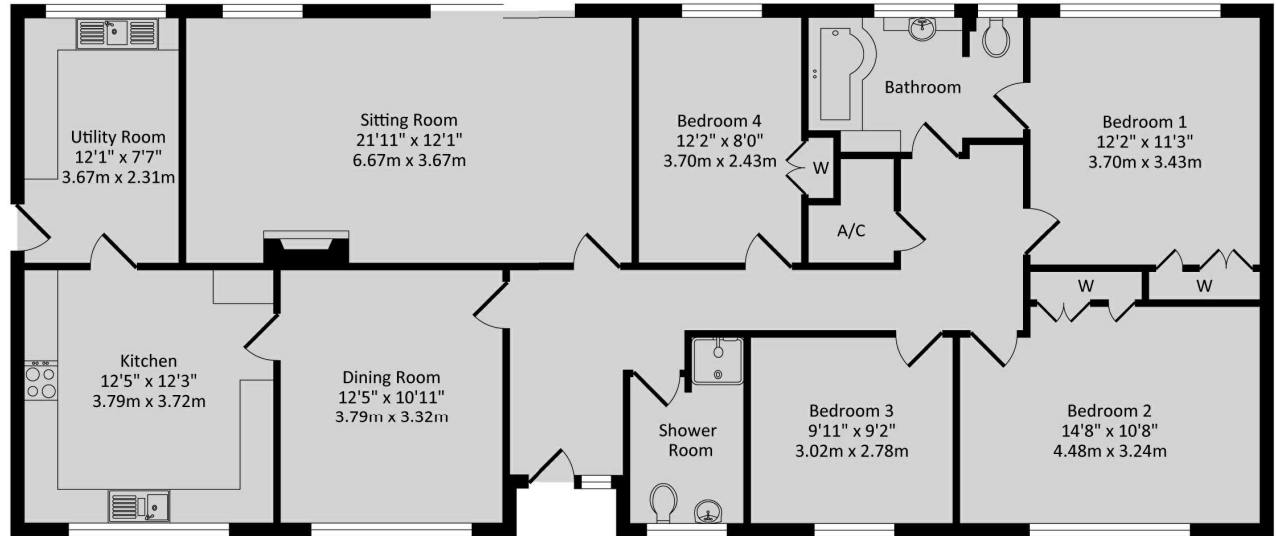
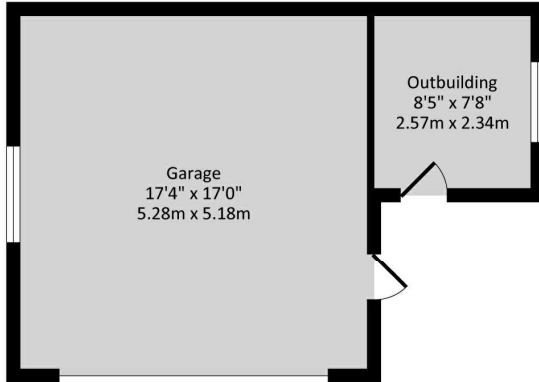




Outbuilding
362 sq.ft. (33.60 sq.m.) approx.



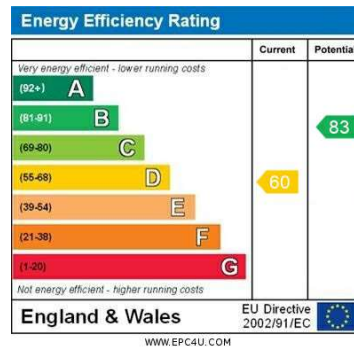
Ground Floor
1486 sq.ft. (138.10 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1848 sq.ft. (171.70 sq.m.) approx.

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 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.

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

