



5 Newlands, Kings Sutton, Banbury, Oxon OX17 3QH  
£365,000

Stanbra  
Powell

Estate Agents  
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Property Lettings







*A spacious three bedroom home located in the heart of Kings Sutton.*

**Entrance hallway | Kitchen/dining room | Living room | Ground floor shower room | Conservatory | Three double bedrooms | Family bathroom | Rear garden | Large driveway | Potential to purchase additional garden | Oil fired central heating | Double glazed throughout | No onward chain**

Located in the ever popular village of Kings Sutton is this three bedroom family home which benefits from a large driveway, kitchen/dining room, conservatory, spacious lounge, three double bedrooms, two bathrooms. The property has a reasonable size garden however there is potential to acquire a further section subject to necessary agreements. Offered with no onward chain.

### Ground Floor

Canopy porch.

UPVC double glazed door to entrance hallway.

**Entrance hallway:** Stairs rising to first floor. Radiator. Laminate wood flooring.

**Shower room:** Three piece white suite comprising of low level WC, wash handbasin and double shower cubicle with electric shower over. Vinolay flooring. Heated towel rail. UPVC double glazed obscured window to side aspect.

**Living room:** Good size room with floor to ceiling UPVC double glazed window to front aspect. Radiator. Sliding door leading to kitchen/dining room.

**Dining area:** Floor standing oil fired boiler. Large downstairs storage cupboard. Space for table and chairs. Radiator. Double doors leading to conservatory.

**Kitchen:** Range of base and eye level units. Laminate worktop. Built-in sink unit. Space and plumbing for washing machine, dishwasher and cooker. Tiling to splashback areas. UPVC double glazed window overlooking rear garden.

**Conservatory:** Built of brick and UPVC construction with polycarbonate roof. Windows overlooking rear garden. Door to patio area. Tiled flooring.

### First Floor

**Large open landing** with access to loft which is partly boarded with a light. Airing cupboard housing hot water tank. Further storage cupboard.

**Bedroom one:** Large double bedroom full width of the property. Two radiators. Two large UPVC double glazed windows overlooking rear garden with countryside and church spire views.

**Bedroom two:** Good size double bedroom. UPVC double glazed window to front aspect. Radiator. Built-in wardrobes.

**Bedroom three:** Double bedroom. UPVC double glazed window to front aspect. Two radiators.

**Bathroom:** Three piece white suite comprising of low level WC, wash handbasin and panelled bath with shower attachment over. Fully tiled walls. Radiator. UPVC double glazed obscured window to side aspect.

### Outside

**Front:** Large driveway for two/three vehicles this could be extended if required, as there is a large strip of grass area. Pathway leading to side door.

**Garage:** Metal up and over door. Power and light connected. Modern recently fitted metal fuse box. Single glazed window to side aspect.

**Rear garden:** West facing aspect. Area laid to concrete ideal for table and chairs. The main section of the garden is mostly laid to lawn with secondary patio to the rear. Timber shed. Oil tank. The garden is enclosed by mostly timber panel fencing and stone wall.

### Agents Note

There is an opportunity to acquire further garden from the neighbouring property, details are available upon request.

The fuse box was installed November 2024.

**Council Tax Banding:** C  
**Authority:** South Northants Council

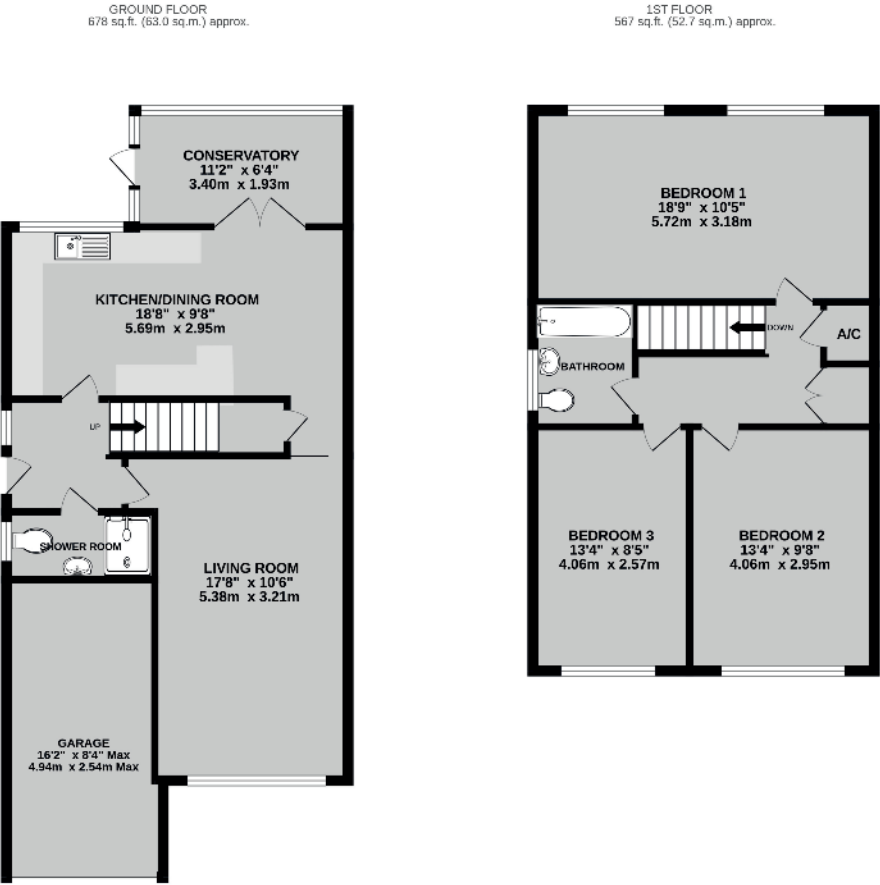
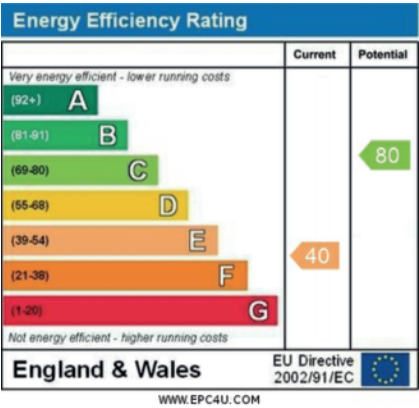
**Directions:** From Banbury Cross proceed south on the Oxford Road and after approximately two miles turn left signposted Kings Sutton. Continue to Kings Sutton and upon reaching the village, proceed along Banbury Lane taking a sharp left turn into Bulls Lane and left again into Richmond Street, left into Newlands.











TOTAL FLOOR AREA : 1245 sq.ft. (115.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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 a guide only. prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for 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.

Viewing: Through appointment with Stanbra Powell



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