



22 Dairy Ground, Kings Sutton, Banbury, Oxon OX17 3QB
£275,000

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





A well presented semi-detached house located in the heart of this well served South Northants village.

Entrance hall | Living room | Kitchen/diner | Three bedrooms | Shower room | Generous size rear garden | Garden to front | Driveway | UPVC double glazing | Gas radiators

Providing well-proportioned accommodation throughout an extremely well presented three bedroom semi-detached house, offered with no onward chain.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Stairs rising off to first floor. Tiled flooring. Useful understairs storage cupboard. Door through to living room.

Living room: Window to front aspect.

From the hallway door through to kitchen/diner.

Kitchen/diner: Comprehensive range of contemporary high gloss wall and base units. Inset sink unit and drainer. Further sink unit. Ample Granite work surfaces. Matching breakfast bar. 4 ring electric induction hob with extractor fan over. Stainless steel double oven and grill. Stainless steel microwave. Tiling to splashback areas. Integrated washing machine. Integrated dishwasher. Space for American style fridge/freezer. Cupboard housing Worcester gas boiler for domestic hot water and central heating. Recessed spotlights. Tiled floor which matches the hallway. Window overlooking garden. Door giving access to garden. Window to side aspect.

First Floor

Landing.

Master bedroom: Double bedroom to front aspect. Airing cupboard housing hot water tank and immersion heater. Access to loft.

Bedroom two: Double bedroom to rear aspect. Fitted wardrobe.

Bedroom three: Single bedroom to front aspect.

Shower room: Walk-in shower cubicle. Wall hung handbasin. Wall hung WC. All walls are fully tiled. Heated towel rail. Tiled flooring with underfloor heater. Extractor fan.

Outside

Rear garden: Enclosed by fencing. Laid to lawn. Decking area. Outside power points. Outside tap. The garden measures approximately 85 ft in length. Hardstanding for timber shed/workshop. Apple tree. Further patio. Access front to back via pathway.

Front: Driveway providing off road parking for two/three vehicles. Areas laid to lawn. Fencing and hedgerow to boundaries. Pathway to front door.

Agents Note

The property is of a non traditional construction. However in 2014 external wall insulation works were carried out by Anglian Home Improvements and a guarantee for the works are valid until 2039. SPS Envirowall were the manufacturer for the materials used.

Kings Sutton

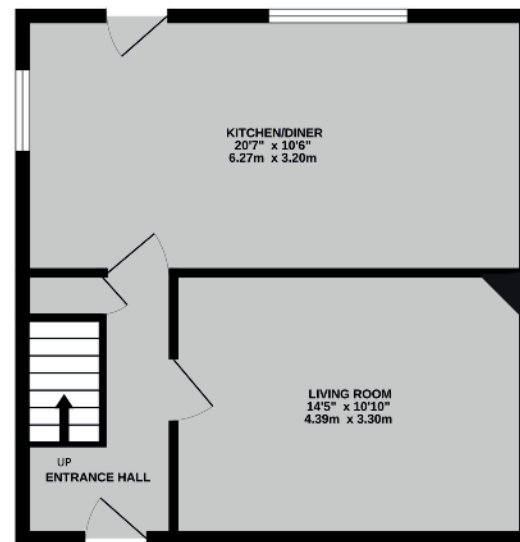
Kings Sutton is a well-served village, situated on the Northamptonshire/Oxfordshire borders approximately 4 miles south east of Banbury. The village amenities include a primary school, co-op, post office, two churches, two pubs and playing fields. There is also a railway station, providing services to Oxford and London.

Services: All Council Tax Banding: A
Authority: South Northants Council
Directions: From Banbury Cross proceed south on the Oxford Road for approximately three miles until reaching. Take the left turn towards Kings Sutton and upon entering the village take the left turn into Sandringham Road; follow this road round and the next left is Hampton Drive. Continue along this road which leads into Blenheim Rise, at the top of Blenheim Rise at the T-junction, turn right.

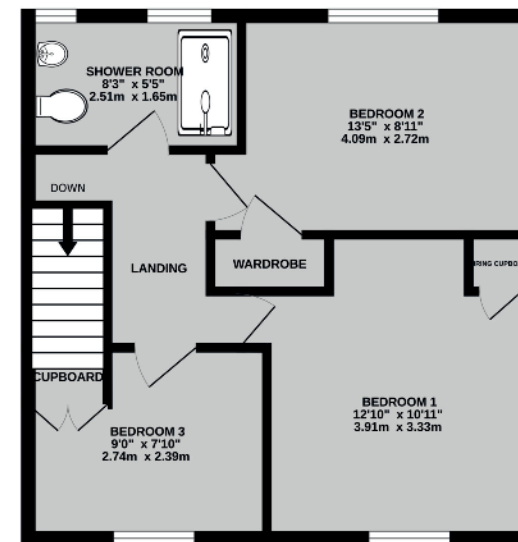




GROUND FLOOR
 439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
 439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 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.
 Made with Metropix 5/2025

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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