



20 Blenheim Rise
Kings Sutton



ROUND & JACKSON
ESTATE AGENTS



Blenheim Rise

Kings Sutton, OX17 3QX

£260,000

A very well presented modern two bedroom home with a landscaped garden and driveway parking and located in this popular village with a train station and Primary School.

The Property

20 Blenheim Rise, Kings Sutton is a very well presented, modern two bedroom home which benefits from having a landscaped rear garden and large driveway. The property is located on a popular road within this popular village with a mainline train station and Primary School and many other amenities. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, hallway, sitting room and kitchen diner. On the first floor there is a landing, two bedrooms and a family bathroom. Outside to the front there is a large gravelled garden and to the rear there is a very pleasant landscaped garden with gated access to the driveway. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

A useful porch with a door leading into the hallway and obscured window to the front aspect. There is a useful built-in storage cupboard which currently houses the tumble dryer.

Entrance Hallway

Stairs rising to the first floor with a door leading into the sitting room and tiled flooring throughout.

Sitting Room

A nice size sitting room with a window to the front aspect and door leading into the kitchen diner. There is a useful understairs storage cupboard and laminate flooring throughout.

Kitchen Diner

A good size open plan kitchen diner which is very bright and airy and is fitted with a range of beech coloured cabinets with worktops over and tiled splash backs. There is an integrated electric oven, a four ring gas hob and extractor hood fitted and there is an inset sink with drainer. There is space and plumbing for a washing machine and a slimline dishwasher and there is a window and door leading into the rear garden. The dining area of the kitchen has space for a table and chairs and offers a pretty outlook over the garden.

First Floor Landing

Doors to all the first floor rooms and a loft hatch providing access to the roof space.

Bedroom One

A large double bedroom with a window to the front aspect and there is a large and very useful built-in storage cupboard which houses the Vaillant gas fired boiler. The room has plenty of space for wardrobes.

Bedroom Two

A single bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a Triton shower over, a toilet and a wash basin. There are attractive white tiled splash backs and there is a heated towel rail fitted with a window to the rear aspect.



Outside

To the front of the property there is a large gravelled area with pathway leading to the front door. To the rear there is a beautifully landscaped lawned garden with a decked area adjoining the house with an outside tap. The lawned area of the garden is sleeper edged with planted borders and there is a pathway leading a gated access at the foot of the garden. To the side of the property there is a large driveway for at least two vehicles and behind this there is a further gravelled section where there is a wooden storage shed.

Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). After approximately two miles turn left where signposted to Kings Sutton. On entering the village along Banbury Lane turn left into Sandringham Road and continue into Hampden Drive and then Balmoral Way and then turn left into Blenheim Rise. Continue along the road and the property will be found on your left hand side just after the road bends to the right.

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, 2 public houses 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 pursuit.

Services

All mains services connected. The gas fired boiler is located in bedroom one.

Local Authority

West Northants District Council. Tax band B.

Viewing arrangements

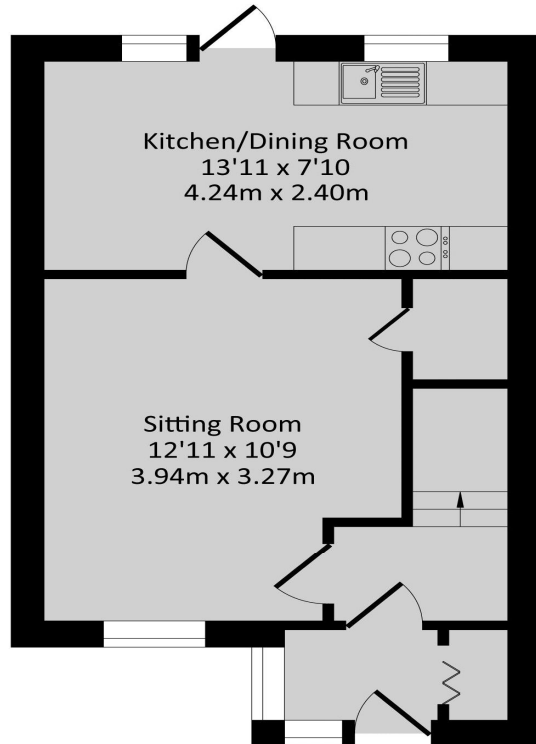
Strictly by prior arrangement with Round & Jackson

Tenure

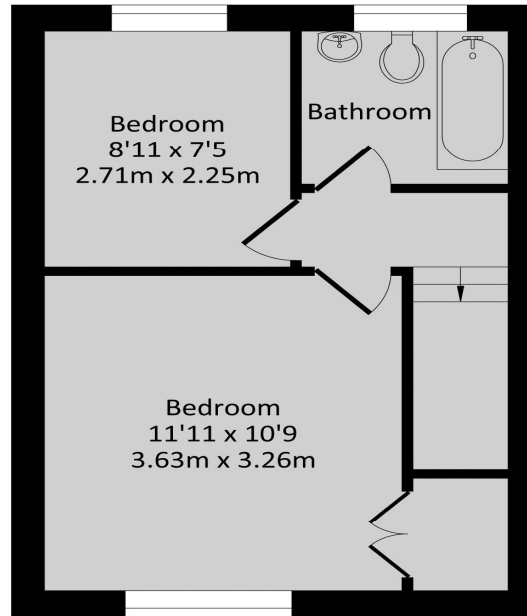
A freehold property



Ground Floor
Approx. Floor
Area 319 Sq.Ft.
(29.60 Sq.M.)



First Floor
Approx. Floor
Area 293 Sq.Ft.
(27.20 Sq.M.)



Total Approx. Floor Area 612 Sq.Ft. (56.90 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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