



Newlands

Kings Sutton, OX17 3QH



ROUND & JACKSON  
ESTATE AGENTS









A greatly extended and very well presented, five bedroom link detached family home which offers versatile living accommodation over three floors, a private rear garden and ample driveway parking.

### The property

11 Newlands, Kings Sutton is large and very impressive, link detached family home which was built in the 1960's and has been significantly extended in recent years. The property has versatile living accommodation arranged over three floors and is well laid out for modern living. Kings Sutton is a superb and well served village with many amenities including a train station with direct links into London. The property itself sits on a large, elevated plot and has distant countryside views to the rear. The main bedroom, forming part of the loft conversion, has a picture window making the most of the views to the rear. The front of the property offers a large amount of privacy and has driveway parking for many vehicles. The living accommodation is arranged over three floors and is well laid out. On the ground floor there is a hallway, sitting room, study, shower room with W.C, a kitchen, dining room, utility room and sun room. On the first floor there is a landing, four double bedrooms and a family bathroom. On the second floor there is a superb bedroom suite with picture window to the rear and further velux windows and there is an en-suite and fitted wardrobes. Outside to the rear there is a large and very private lawned garden with high-quality decked areas and to the front of the property there is a garage, driveway parking for many vehicles and a large gravelled area which can be used as extra parking, if required. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

### Entrance Hallway

Stairs rising to the first floor with doors leading to the ground floor rooms. Useful understairs storage cupboard and oak effect flooring throughout.

### Study

A really useful study or office space with a window to the side aspect.

### Sitting Room

A spacious sitting room with a bay window to the front aspect and further window to the side. There is a modern central fireplace with coal effect gas fire fitted.

### Shower Room with W.C

Fitted with a white suite comprising a large shower cubicle, toilet and hand basin which is set within a useful vanity storage unit. There is floor to ceiling tiling and a heated towel rail.

### Kitchen

A good sized kitchen which is fitted with a range of quality, shaker style cabinets with granite effect splashbacks and worktops. There is a breakfast bar area to one end of the kitchen and there are a range of integrated appliances including a double electric oven, 4 ring gas hob with extractor hood and a dishwasher and there is an inset one and a half bowl sink with drainer. The kitchen has a window to the side aspect and is open-plan leading into the dining room extension, and then from there, into the sunroom extension creating a wonderful entertaining space throughout. Attractive tiled flooring throughout.

### Dining Room

Forming part of a rear extension which was already in place when the current owners bought the property in 2003. A really good sized room which is open-plan leading into the sunroom and has wood effect flooring throughout and a door leading into the utility room. There is plenty of space for a large table and chairs along with other furniture and a window to the side aspect.

### Sun Room

Forming part of a rear extension carried out by the current owners in around 2010. A lovely bright room with high-quality bi-fold doors leading into the garden and further windows to both sides. The wood effect flooring from the dining room continues throughout and there is a pleasant outlook over the garden which offers far reaching countryside views from the house's elevated position.

### Utility Room

A well arranged utility room which forms part of the rear extension. There is an inset sink and drainer and space for a washing machine and a tumble dryer. Door leading into the rear garden and tiled flooring throughout.

### First Floor Accommodation

On the first floor there is a landing area with a window to the side aspect and a useful shelved storage cupboard. From here there are stairs leading to the main bedroom suite on the second floor. There are four good size double bedrooms on this level and a bathroom. The bathroom is fitted with a modern white suite comprising a panelled bath with shower over, toilet and a wash basin set within a vanity storage cupboard. There are attractive tiled splashbacks, tiled flooring and there is a heated towel rail and a window to the rear aspect.





#### Main Bedroom Suite

A wonderful addition to the property which was completed by the current owners in around 2010. There is a small landing area at the top of the stairs with a velux window fitted and there are 2 built-in storage cupboards along with a further storage area with a hanging rail fitted. From here there is a door leading into the main bedroom. The main bedroom is an impressive room with many built-in wardrobes and a door leading into the en-suite. The room is flooded with light from the 3 velux windows and large picture window offering stunning views across the village towards open countryside and also the church of St Peter and St Paul. The en-suite is fitted with a shower cubicle, toilet and wash basin which is set within a vanity storage unit. There is a velux window, tiled splashbacks and flooring and a heated towel rail is fitted.

#### Garage

A single garage with power and lighting and an electric roller door leading onto the driveway. The gas fired boiler is located here.

#### Rear Garden

To the rear of the property there is a beautiful lawned garden which offers a pleasant outlook across the village with far reaching countryside views from the house's elevated position. There is a large decked area adjoining the house with a useful ramp giving access down the side of the property with further steps down onto the lawn. The decked area really does make the most of the elevated position and is a great space for entertaining. There is a further decked area at lawn level ideal for further seating. There are pretty planted borders with well chosen shrubs and bushes and there is a large wooden shed at the foot of the garden. The property has good access to the side which is ideal for wheelie bin storage and there is a gate from here to the front garden.

#### Front Garden

To the front of the property there is a tarmac driveway which provides parking for four vehicles. To the side of the driveway there is a further gravelled area which a well stocked plant bed and this gravelled area can be used as extra parking, if required. The front of the property is well screened off with an impressive and very pretty hedgerow which offers a large amount of privacy.

#### 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.

#### Directions

From Banbury proceed in a Southerly direction toward Oxford (A4260). After approximately 2 miles turn left where signposted to Kings Sutton. Continue through the village on Banbury Lane and bear left where the road narrows and then bear left into Richmond Street. Turn left into Newlands where the property will be found on the left hand side just before the turning for Blenheim Rise.

#### Services

All mains services connected. The gas fired boiler is located in the garage.

#### Local Authority

West Northamptonshire District Council. Tax band E.

#### Viewing arrangements

Strictly by prior arrangement with Round & Jackson

#### Tenure

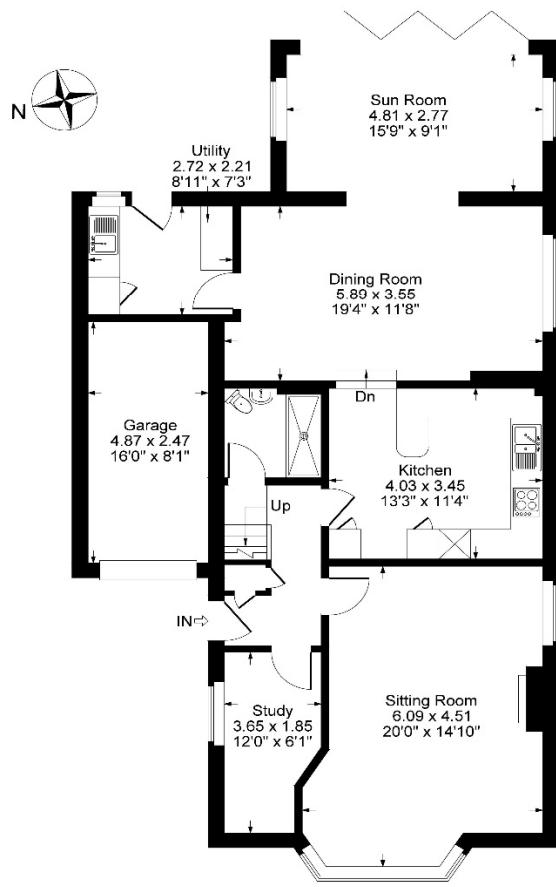
A freehold property

## Guide Price: £650,000

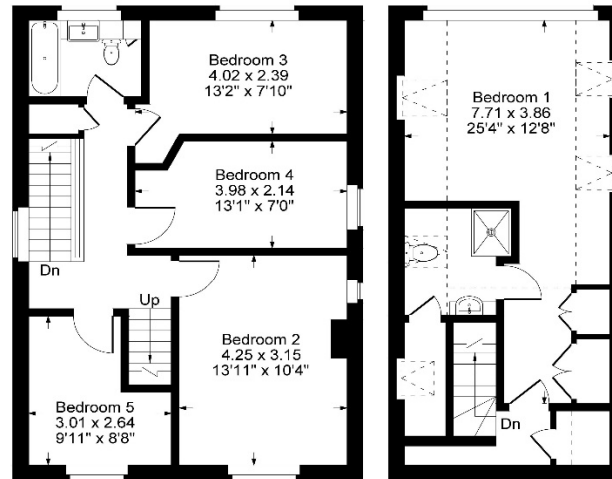








Ground Floor



First Floor

Second Floor

Approximate Gross Internal Area  
 Ground Floor = 98.18 sq m / 1057 sq ft  
 First Floor = 53.88 sq m / 580 sq ft  
 Second Floor = 34.77 sq m / 374 sq ft  
 Garage = 11.00 sq m / 118 sq ft  
 Total Area = 197.83 sq m / 2129 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 83 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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