



27 Glebe Rise, Kings Sutton  
Banbury, OX17 3PH



ROUND & JACKSON  
ESTATE AGENTS









**A substantial stone built bungalow with spacious and well presented accommodation throughout with a double garage and a private south facing rear garden overlooking open countryside.**

#### The property

27 Glebe Rise Kings Sutton is a substantial stone built bungalow overlooking open countryside within this well served and sought after village. The accommodation comprises an entrance hallway, sitting room, dining room, kitchen, utility room, a master bedroom with a Jack and Jill shower room, a further shower room and three further double bedrooms. There is a detached double garage, a useful outbuilding and parking for several vehicles. To the rear, there is a private south facing garden which overlooks open countryside.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

Doors leading to all accommodation and an airing cupboard which houses the hot water tank with useful shelving above.

#### Sitting Room

A substantial size room with a central fireplace, a window to the rear aspect and sliding patio doors leading into the garden.

#### Dining Room

A good size dining room with a window to the front aspect and a door leading into the kitchen.

#### Kitchen

The kitchen is fitted with a range of wood fronted eye level cabinets, base units and drawers with work surfaces over, tiled splashbacks, a one and a half bowl sink and draining board, an integrated eye level and an electric hob with an extractor hood over. A door leading into the dining room and utility room and a window to the front aspect.

#### Utility Room

Fitted with a range of useful eye level cabinets and base units with inset sink. There is space and plumbing for a washing machine and tumble dryer. A window to the rear aspect, a door leading into the kitchen and a door leading outside.

#### Shower Room

Recently refitted with a white suite comprising a low level WC, a wash hand basin and a wet room shower with a heated towel rail and tiled flooring and walls. A window to the front aspect.

#### Master bedroom

A substantial double bedroom with built in wardrobes and a door leading into the Jack and Jill shower room. A window to the rear aspect which overlooks the garden and views to the open countryside.



#### Bedroom Two

A good size double bedroom with built in wardrobes and a window to the front aspect.

#### Bedroom Three

A double bedroom with a window to the front aspect.

#### Bedroom Four

A double bedroom with a window overlooking the rear aspect.

#### Family Shower Room

A Jack and Jill shower room fitted with a white suite comprising a wash hand basin, WC, large shower cubicle with a shower over and a heated towel rail. Tiled walls, vinyl flooring and two windows to the rear aspect.

#### Outside

The property is pleasantly set back from the road and has a large frontage which provides parking for several vehicles, access to the double garage and side access to the rear garden. The south facing rear garden is very private and overlooks open countryside. The garden is pleasantly landscaped with a lawned area, a decked seating area and well stocked flower and plant borders as well as mature trees. There is a further blocked paved area which is located to the side of the property and offers a great degree of privacy and would be an ideal seating area.



#### Garage

A detached stone built garage with power and lighting connected. There is an electric roller door to the front, a personal door to the side and a window to the front aspect. Attached to the garage is useful outbuilding which can be used as storage and this has a window overlooking the side aspect and a door to the front.

#### 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 right and continue to the T junction and turn left on to Astrop Road. Continue along passing the large green and park and turn right into Glebe Rise. Follow the road along and take the second left hand turn where number 27 can be found immediately on your right hand side.



#### Services

All mains services connected. The gas fired boiler can be found in the utility room.

#### Local Authority

South Northants District Council. Tax band F.

#### Viewing arrangements

Strictly by prior arrangement with Round & Jackson

#### Tenure

A freehold property

**Asking Price - £675,000**



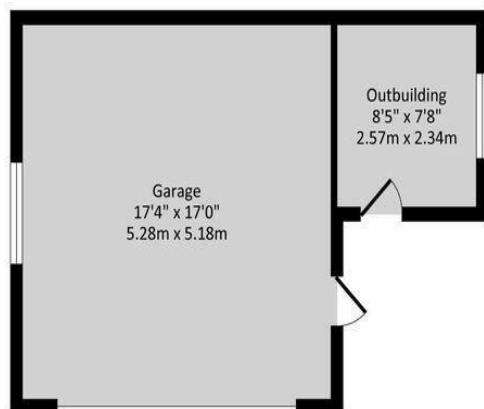




Outbuilding  
362 sq.ft. (33.60 sq.m.) approx.



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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