



12 Halestrap Way
Kings Sutton, OX17 3SF



ROUND & JACKSON
ESTATE AGENTS





An immaculately presented, three bedroom semi-detached house with a garage, driveway parking and a beautiful, well stocked rear garden. The property is located in a quiet cul-de-sac and is within easy walking distance to Kings Sutton train station.

The property

12 Halestrap Way, King Sutton is an immaculately presented three bedroom, semi-detached family home with a garage, a beautiful rear garden and the property is located in this very quiet cul-de-sac within the popular village of Kings Sutton, with main line train links into London. The property has been owned since 2014, when it was built, and has been meticulously maintained by the current owners. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a hallway, W.C, kitchen/breakfast room and spacious sitting room. On the first floor there is a landing, three bedrooms (en-suite to main bedroom) and a family bathroom. Outside there is a single garage along with driveway parking and there are beautifully maintained gardens to the front and rear of the property. We have prepared a floorplan to show the room sizes and layout, some of the main features include;

Entrance Hallway

Doors leading to all the ground floor rooms with stairs rising to the first floor. There is a built in storage cupboard with hanging rails.

Sitting Room

A spacious, bright and airy sitting room with large patio doors overlooking the beautiful garden. There is a focal point fireplace and a large understairs cupboard. The room offers plenty of space for furniture.

Kitchen/Breakfast Room

Fitted with a range of gloss fronted cabinets with worktops over and tiled splash backs. There are a range of integrated appliances including a fridge-freezer, washing machine (recently replaced), dishwasher and there is an electric oven, five ring gas hob and extractor hood. There is a window to the front aspect and space for a small table and chairs. There is tiled flooring throughout.

W.C

A spacious W.C which is fitted with a white suite comprising of a toilet and hand basin. There are tiled splash backs, tiled flooring, a heated towel rail and there is a window to the side aspect.

First Floor Landing

There are doors to all the first floor rooms and there is a clever light tunnel above the stairwell allowing natural light into the area. There is a built in cupboard which houses the hot water tank and has shelving above.

Bedroom One

A good-size double bedroom with a window to the front aspect and fitted mirror fronted wardrobes. There is a door leading into the spacious en-suite which is fitted with a large shower cubicle, toilet and wash basin and there is a window to the side aspect and a heated towel rail. The en-suite has sensor lighting fitted and there are attractive tiled splash backs and tiled flooring.

Bedroom Two

A double bedroom with fitted mirror-fronted wardrobes and a window to the rear aspect. There is a loft hatch to the roof space which is partially boarded with a light and ladder fitted.

Bedroom Three

A single bedroom currently used as a spare room and dressing area with a window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising of a panelled bath, toilet and wash basin. There are attractive tiled splash backs, tiled flooring and sensor lighting is fitted. There is a Mira shower over the bath and also a hand held attachment.



Garage

A good size single garage with power and lighting fitted. There are many fitted power sockets and the roof area is partially boarded, ideal for storage. There is an up-and-over door leading onto the driveway and a personnel door leading into the garden. The Ideal gas fired boiler is located here.

Outside

To the rear of the property there is a beautiful, well established garden with a vast array of well chosen shrubs and plants. There is a central lawned area, a small pond with water feature and there is a pergola seating area at the foot of the garden. There is a large greenhouse and a wooden storage shed which remain as part of the sale. There is a paved patio area adjoining the house with a tap and retractable washing line and gated access to the side of the property.

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 towards Oxford (A4260). After approximately two miles turn left where signposted to Kings Sutton. You will enter the village on Banbury Lane then take the first right hand turn into Halestrap Way, take the second turning on the right where number 12 will be found on your right hand side.

Services

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

Local Authority

South Northants District Council. Tax band C.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Agents Note

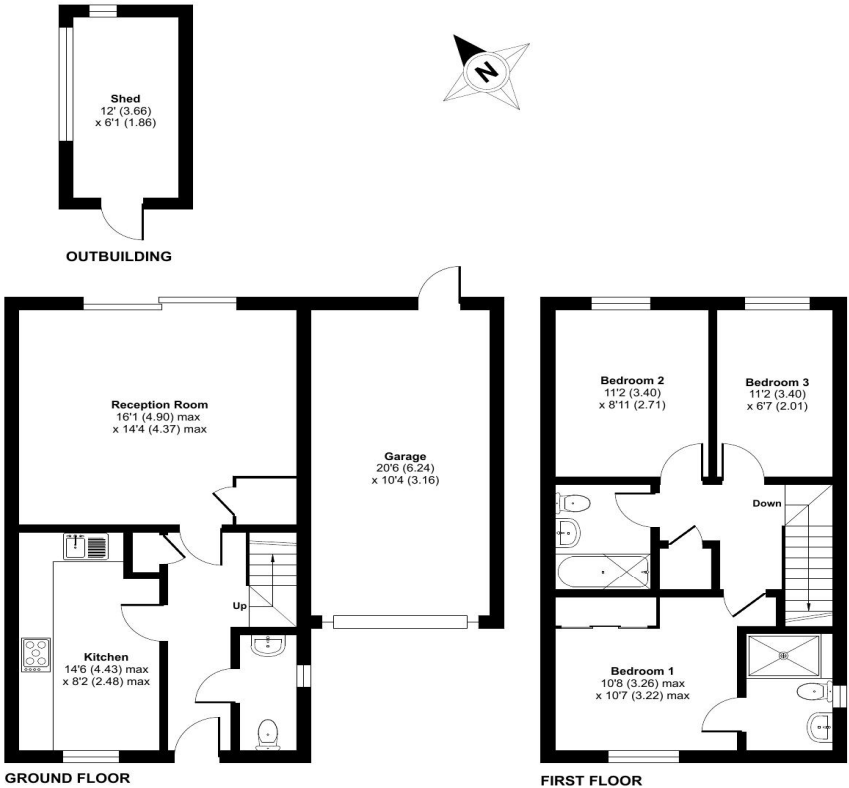
There is an estate charge for the development, currently £27.56 per month with Premier Estates.

Asking Price: £380,000

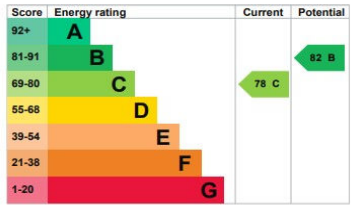


Halestrap Way, Kings Sutton, Banbury, OX17

Approximate Area = 946 sq ft / 87.8 sq m
Garage = 212 sq ft / 19.6 sq m
Outbuilding = 73 sq ft / 6.7 sq m
Total = 1231 sq ft / 114.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Round & Jackson Estate Agents. REF: 1330710



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