



St. Rumbles Barn

Kings Sutton, OX17

Guide Price £700,000

Situated in the heart of the highly sought-after village of Kings Sutton, St. Rumbalds Barn is a substantial and beautifully converted barn that offers generous living space, character features, and a fantastic plot.



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES



St. Rumbles Barn

Kings Sutton, OX17

- Beautiful barn conversion
- Driveway
- 4 bedrooms | 2 bathrooms
- Very popular village
- Tenure Freehold
- Generous plot
- Garage / store
- Spacious living room with open fireplace
- Station services to London Marylebone
- Council tax band G



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The ground floor boasts an impressive living room with an open fireplace, creating a warm and inviting atmosphere. A spacious separate dining room provides an ideal setting for entertaining, while the large kitchen/diner is perfect for family life. A utility room and downstairs WC add further practicality.

Upstairs, there are four well-proportioned bedrooms, including a principal room with its own ensuite. A family bathroom serves the remaining bedrooms.

Outside, the property sits on a generous plot with a large garden to one side, complemented by a substantial stone-built garage/store, perhaps ideal for conversion. Beyond, there is additional driveway and garden space. To the other side of the barn, a charming courtyard/patio area provides another private outdoor retreat.

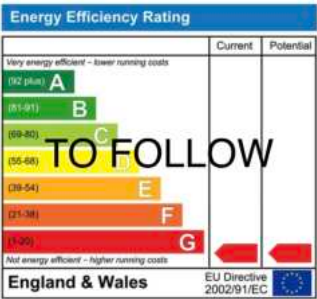
Kings Sutton is a charming and well-connected village, known for its strong community spirit, picturesque countryside and excellent transport links. With a village shop, cafe, park, two welcoming pubs (one serving particularly good food), a nursery, primary school, football & cricket clubs, and an historic church, it provides the perfect rural village setting with a sound infrastructure and local amenities for everyday life. Importantly, the village benefits from a train station with direct services to Oxford and London, making it a popular choice for commuters and families alike.

Tenure:Freehold

Local Authority:West Northants

Council Tax Band:G

Utilities:Mains gas, electric, drainage & water.



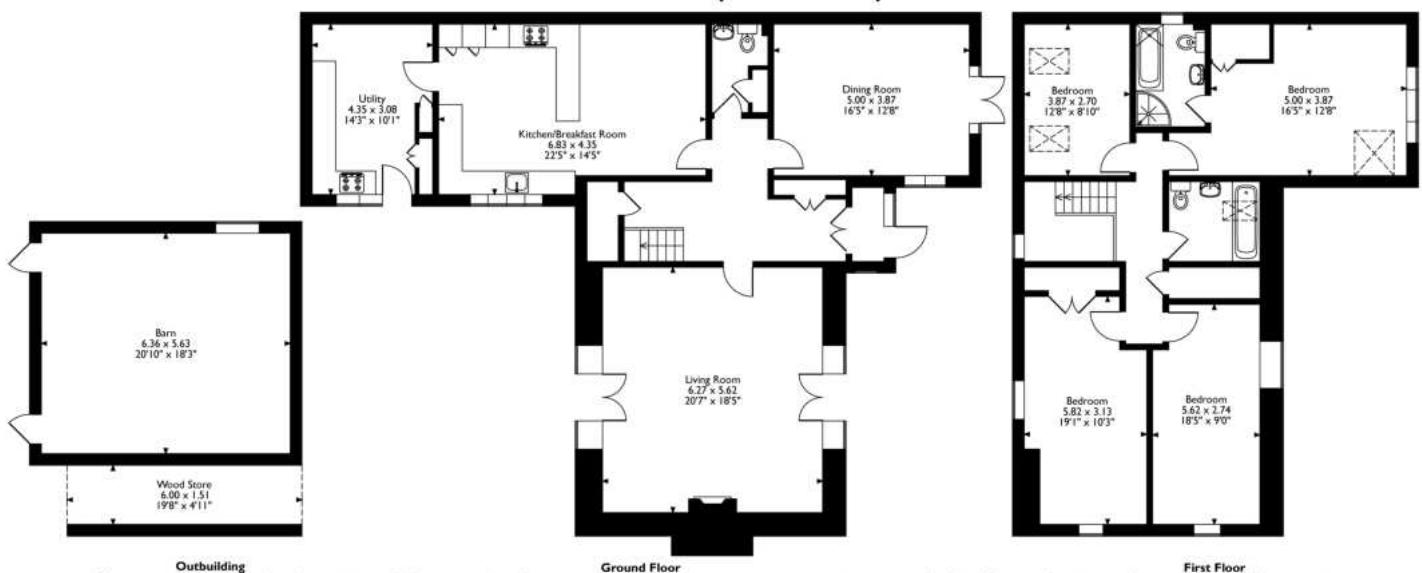


St. Rumbalds Barn, Kings Sutton, Banbury

Approximate Gross Internal Area
Main House = 212 Sq M/2282 Sq Ft

Garage = 36 Sq M/388 Sq Ft

Total = 248 Sq M/2670 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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