



# Astrop Road

Guide Price £650,000  
Kings Sutton. OX17

A handsome and historic five-bedroom detached stone house, beautifully positioned on the edge of the highly sought-after village of Kings Sutton. Believed to date back to the 17th century, the original section of the house showcases character and heritage, later enhanced by a thoughtful extension.

- Handsome detached house
- 5 bedrooms | 2 bathrooms
- Reduced for a quick sale
- West-facing walled garden
- Garage and off-street parking
- 10 solar panels & solar-thermal tubes
- 7Kva electric vehicle charging point
- 2185 square feet (total)
- Tenure Freehold
- Council Tax F | EPC D



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Approached via off-street parking, the property offers an inviting sense of arrival. The ground floor features a generous living room with a wood burning stove, creating a cosy focal point and ideal space for relaxed evenings. A separate dining room offers ample space for entertaining, while the breakfast kitchen provides a welcoming spot for informal meals. Upstairs, the first floor comprises five well-proportioned bedrooms served by two bathrooms, including the bedrooms situated within the more modern extension.

Outside, the property continues to impress. A large garage with a useful utility room and WC to the rear offers excellent storage and practicality. The enchanting and handsome west-facing walled garden is a true highlight – an elegant and private space, perfect for enjoying afternoon sun and outdoor entertaining. The house also benefits from a selection of modern energy-efficient services; a 7Kva electric vehicle charging point, 10 solar panels for electric and a large array of solar-thermal tubes for hot water heating.

Situated within a popular and picturesque village, with convenient access to Banbury and excellent transport connections, Astrop Road presents a rare opportunity to acquire a substantial and characterful home in a desirable rural setting. 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 (both serving popular 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.

- o Tenure: Freehold
- o Local Authority: West Northamptonshire
- o Council Tax Band F
- o Utilities: Mains gas, electric, solar panels, drainage & water



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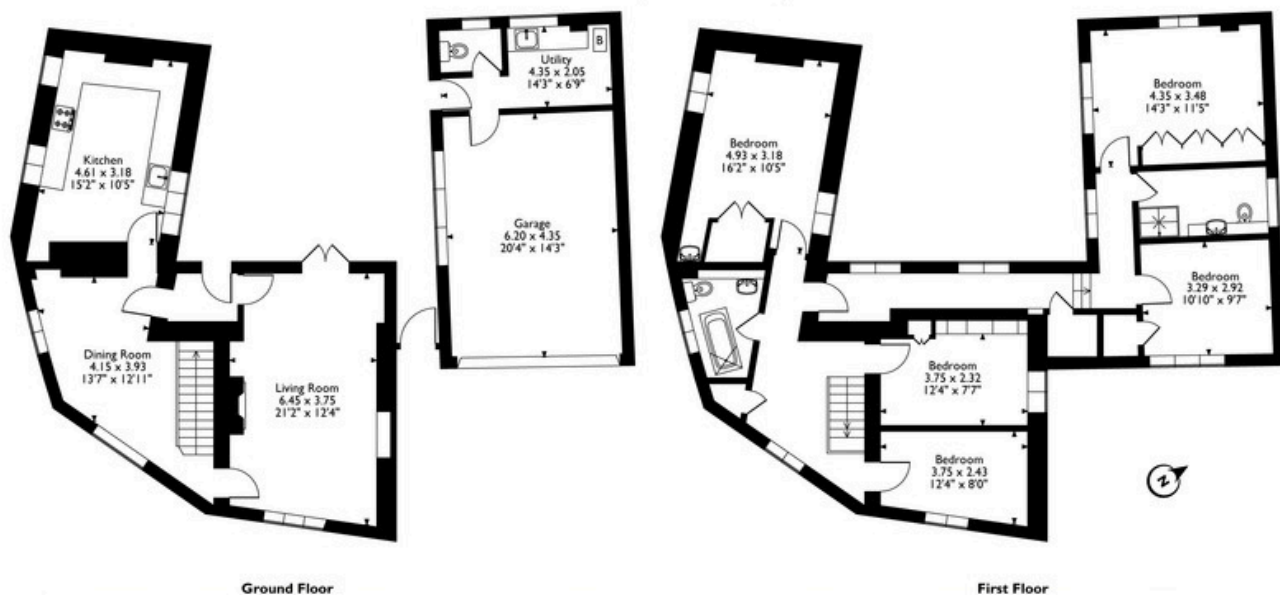




| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 75        |
| (55-68) <b>D</b>                            | 66                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## 53 Astrop Road, Kings Sutton, Banbury

Approximate Gross Internal Area  
Main House = 167 Sq M/ 1798 Sq Ft  
Garage/Utility = 36 Sq M/ 387 Sq Ft  
Total = 203 Sq M/ 2185 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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