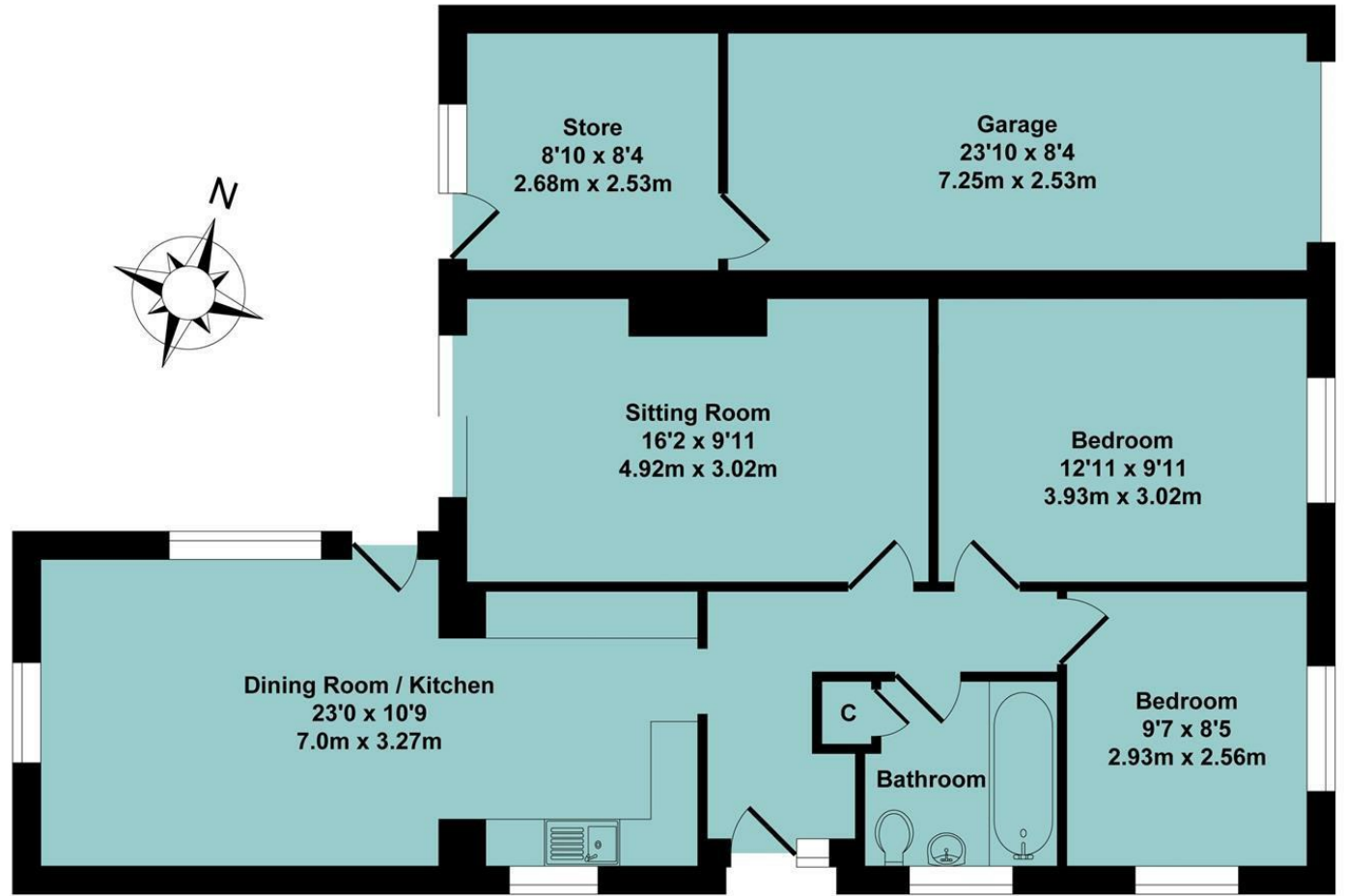


Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total Approx. Floor Area 1010 Sq.Ft. (93.80 Sq.M.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
 31-32 High Street, Banbury, Oxfordshire OX16 5ER



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



1 Hampton Drive
 Kings Sutton



1 Hampton Drive, Kings Sutton, Oxfordshire, OX17 3QR

Approximate distances

Banbury 5 miles, Brackley 7 miles
Junction 11 (M40 motorway) 5 miles
Kings Sutton railway station 0.5 miles
Banbury railway station 6 miles
Oxford 21 miles, Stratford upon Avon 24 miles
Bicester 13 miles
Kings Sutton to London Marylebone by rail 1 hour approx.
Banbury to London Marylebone by rail 55 mins approx.
Kings Sutton to Oxford by rail approx. 25 mins
Banbury to Oxford by rail approx. 19 mins

A DETACHED EXTENDED TWO BEDROOM BUNGALOW OCCUPYING A CORNER PLOT IN THIS DESIRABLE VERY WELL SERVED VILLAGE WITH RAILWAY STATION

Hall, open plan kitchen diner, sitting room, two bedrooms, bathroom, gas ch via rads, uPVC double glazing, garage/workshop, driveway parking, attractive rear garden, no upward chain. Energy rating D.

£345,000 FREEHOLD



Directions

From Banbury proceed in a Southerly direction toward Oxford (A4260). After approximately 2 miles turn left upon reaching Twyford (Adderbury) where signposted to Kings Sutton. Travel into the village and continue along Banbury Lane turning left into Sandringham Road almost opposite Kings Sutton garage. Follow the road as it bands to the left and the property will be found immediately on the left hand side upon entering Hampton Drive and can be recognised by our "For Sale" board.

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, two 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 pursuits.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

* A brick built detached bungalow which we believe was constructed by local builders Timms Homes in the 1980's.

* It occupies a pleasant corner site with an attractive relatively low maintenance west facing garden to the rear, off road parking on the driveway at the front leading to the garage/workshop.

* It has been extended to the rear to provide an open plan kitchen/dining room which has a range of white units and it enjoys a double aspect with windows to side and rear.

* The living room has sliding double glazed patio doors opening to the rear garden.

* Main double bedroom with window to front and fitted range of furniture.

* Second double aspect single bedroom with windows to front and sides.

* Bathroom fitted with a white suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin and WC, window, ceramic tiled floor.

* Gas central heating via radiators and uPVC double glazing,

* The aforementioned garage/workshop has power and light connected, electric door to the front and a door at the rear an additional storage area/potting shed ideal for an additional freezer with access to the rear garden.

* The west facing rear garden is predominantly shingled and interspersed with various flowering plants and shrubs and this lovely area is partially walled.

Services

All mains services are connected.

* No upward chain.

Local Authority

West Northants District Council. Council tax band C.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: D

A copy of the full Energy Performance Certificate is available on request.