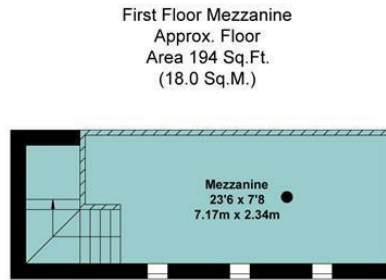
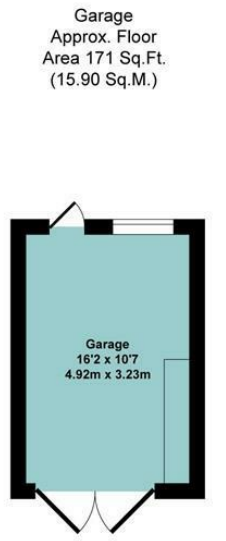
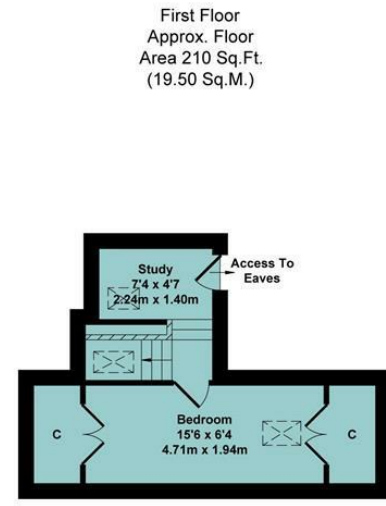
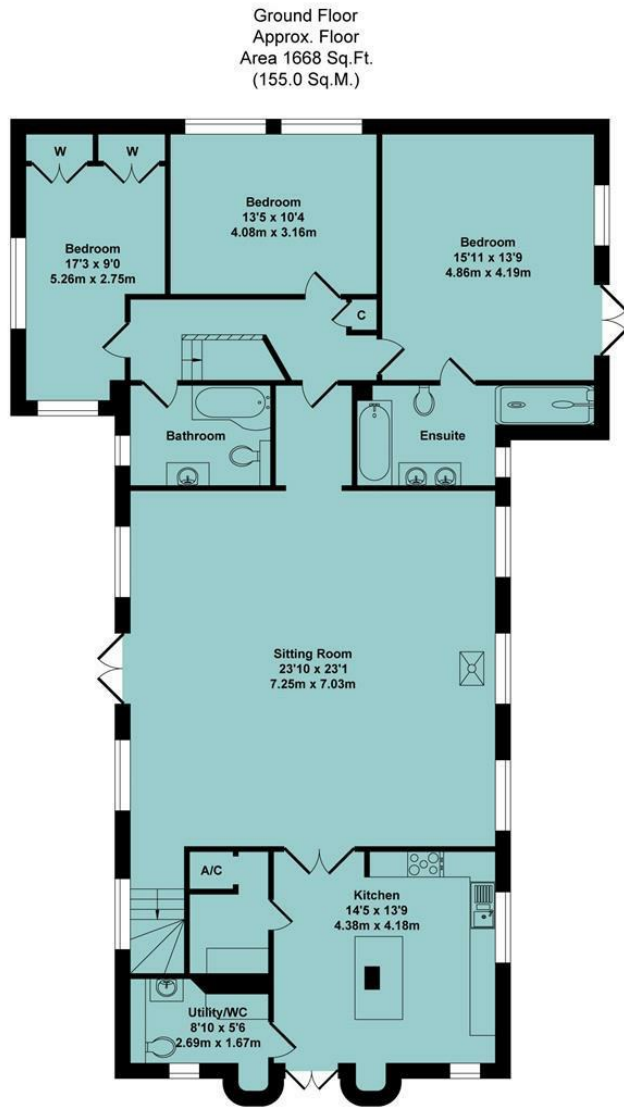
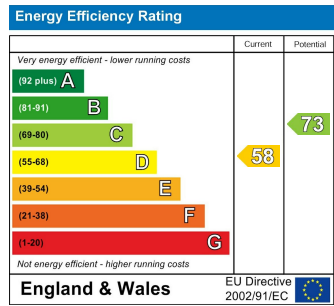


Agents Note

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.



Total Approx. Floor Area 2243 Sq.Ft. (208.40 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



The Old Chapel, 37 Richmond Street
Kings Sutton



The Old Chapel, 37 Richmond Street, Kings Sutton, Oxfordshire, OX17 3RT

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 FINE EXAMPLE OF A CLEVERLY CONVERTED FORMER 1930'S CHAPEL RETAINING MANY ORIGINAL FEATURES COMPLEMENTED BY LUXURY MODERN FITTINGS AND A STUNNING OPEN PLAN LIVING SPACE WITH MEZZANINE OVER

Re-fitted kitchen/breakfast room, WC/utility, drying/storage room, vast open plan living space, main bedroom with large luxury en-suite bathroom, three further bedrooms, study, family bathroom, gas ch via rads, double glazing, electric gated drive and parking, modest gardens, garage, no onward chain. Energy rating D.

GUIDE PRICE £600,000 FREEHOLD



Directions

From Banbury proceed in a Southerly direction toward Oxford (A4260). On entering Twyford (Adderbury) turn left hand bend and take the next turning left before the right hand bend into Richmond Street and the property will be found after approximately 200 yards on the left hand side. A "For Sale" board has been erected for ease of identification.

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 spacious cleverly converted former Methodist church dating back to 1936 which retains many original features.

* This practical home with accommodation on two floors includes modern fittings throughout including an open plan upgraded kitchen/breakfast room, exceptionally large en-suite bathroom to the main bedroom, family bathroom and ground floor cloakroom/utility room adjacent to a drying/storage room making this a very practical dwelling.

* WC/utility with plumbing for washing machine, wall unit and work surface, space for tumble dryer, white WC and wash hand basin, wall mounted gas fired boiler, ceramic tiled floor.

* Useful storage and drying room with fitted draws and worktop, tiled floor central heating controls, airing cupboard, space for appliances.

* Exceptionally large and impressive open plan living space with high open pitched beamed ceiling, wood floor, large free standing wood burning stove with exposed metal flue, double aspect with windows to the sides and French doors opening to the patio, stairs to an attractive mezzanine ideal as a place to listen to music, read or work which overlooks the living space and has a contemporary glass panel surround.

* Inner hall with oak floor and stairs to first floor, door to built-in airing cupboard.

* A spacious main bedroom with French doors and window to side, door to an exceptional luxurious en-suite bathroom with deep double ended bath, very large walk-in fully tiled shower, twin wash hand basins, travertine floor and wall tiling.

* Two further ground floor double bedrooms and a first floor bedroom.

* Small additional study with door to a useful deep loft storage area with light connected.

* Ground floor family bathroom with a modern white suite comprising a shower bath with large drench showerhead over and separate mixer shower, large wash hand basin, WC, travertine floor and wall tiling, heated towel rail, window.

* Sliding electric metal gates to block paved driveway and gravelled off road parking area. Double doors to a detached garage/workshop with light and extensive power points, tiled floor and fitted storage cupboards.

* There is gated access at the side leading to a patio and raised terrace with a gravelled path leading to the rear where there is storage space and hardstanding.

* To the other side also approached via a gate there is a wide gravelled space with log store, kennels and personal door to the garage/workshop. From here a date stone is visible in the side wall of the chapel detailing its' construction in 1936.

Services

All mains services are connected. The wall mounted Gloworm gas fired boiler is located in the ground floor cloakroom.

Local Authority

West Northants District Council. Council tax band F.

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.