

**Agents Note**

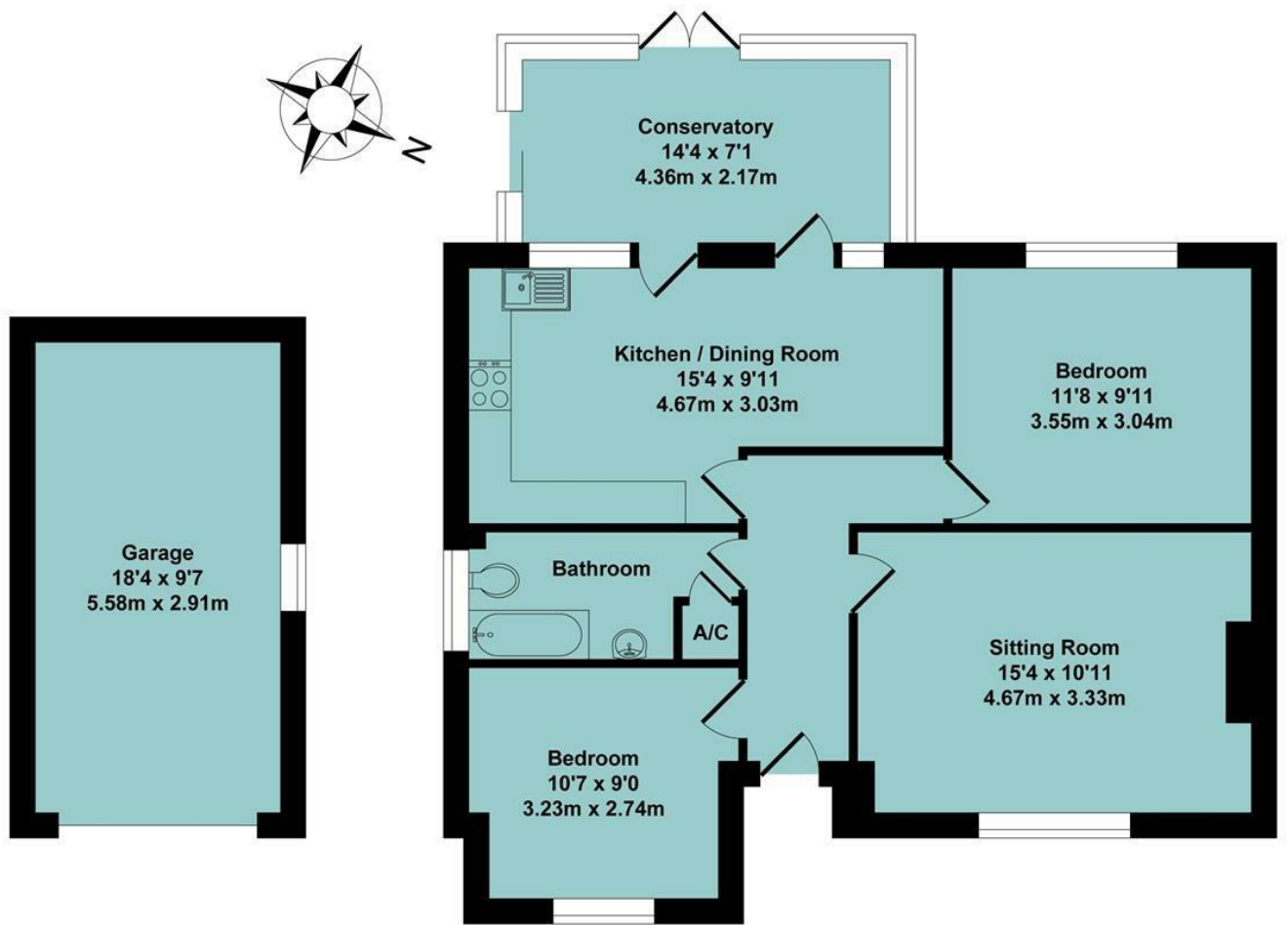
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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.

Garage  
Approx. Floor  
Area 174 Sq.Ft.  
(16.20 Sq.M.)

Ground Floor  
Approx. Floor  
Area 780 Sq.Ft.  
(72.50 Sq.M.)



Total Approx. Floor Area 954 Sq.Ft. (88.70 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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	

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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.



15 Blenheim Rise  
Kings Sutton





# 15 Blenheim Rise, Kings Sutton, Oxfordshire, OX17 3QX

## 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 WELL PRESENTED TWO BEDROOM BUNGALOW WITH DRIVEWAY LOCATED IN THE POPULAR AND WELL SERVED VILLAGE OF KINGS SUTTON

Entrance hall, living room, kitchen/diner, two  
bedrooms, bathroom, conservatory, front and rear  
gardens, driveway and garage. Energy rating C.

£325,000 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 around bearing left onto Hampton Drive and then right onto Balomoral Way. At the next corner the property will be seen on the right hand side.

### 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:

- \* Well served village.
- \* Train station in village.
- \* Open plan kitchen/diner.
- \* Updated doors throughout.
- \* Spacious entrance hall.
- \* Living room with large window to front allowing in lots of light.
- \* Open plan kitchen/diner with a range of wall and base mounted units. Space for oven, plumbing for washing machine, space for under counter fridge, tiled flooring, space for table and chairs, stable door and further door to conservatory.

\* Spacious conservatory overlooking the garden with a tiled floor.

\* The master bedroom is a double and has built-in wardrobes and overlooks the rear garden.

\* The second bedroom is also a double.

\* Bathroom comprising bath, WC, wash hand basin, window.

\* Low maintenance garden with decking area, space for table and chairs. Summerhouse. Gate leading to garage with light and power.

\* To the front is a well tended garden and driveway.

### Services

All mains services are connected. The gas fired boiler is located on the kitchen wall.

### Local Authority

West Northants District Council. Council tax band C.

### Energy rating: C

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

### Viewing

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