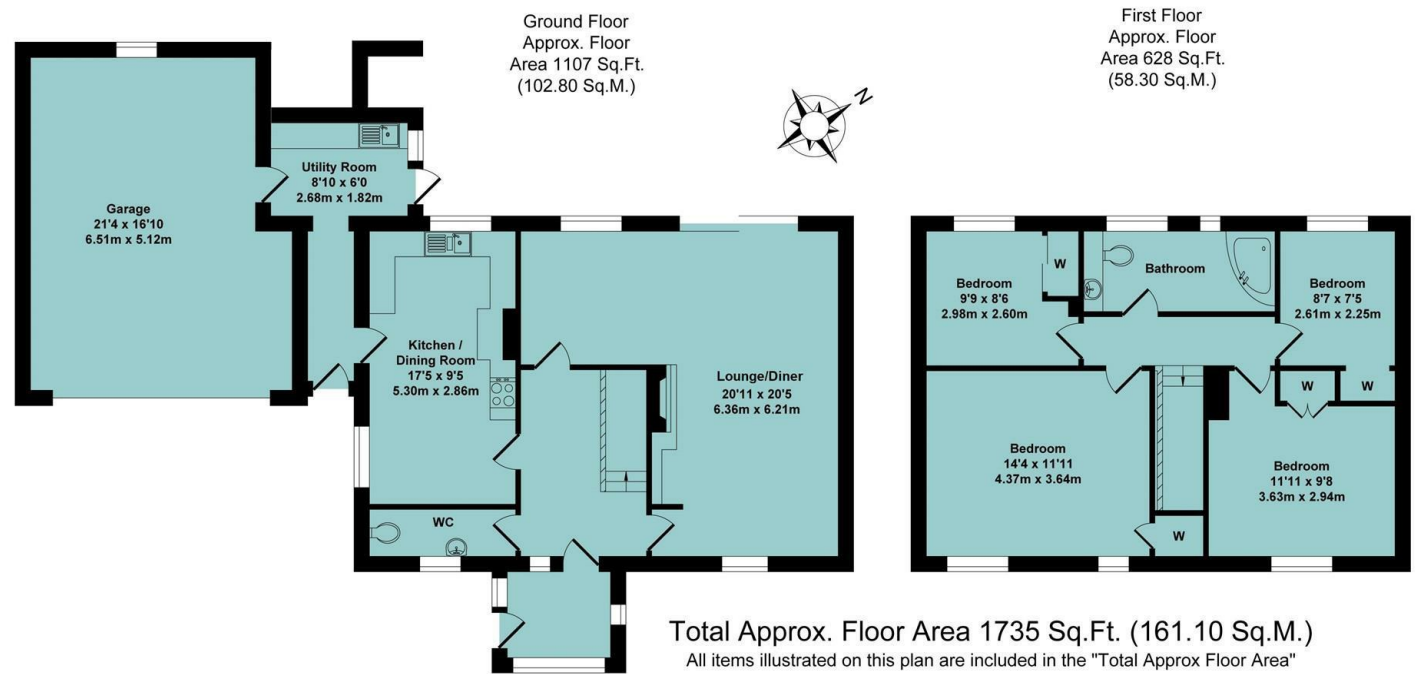


**Agents Note**

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			
(81-91) B			
(69-80) C			73
(55-65) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.



10 Glebe Rise  
Kings Sutton





# 10 Glebe Rise, Kings Sutton, Oxfordshire, OX17 3PH

## 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 FOUR BEDROOM DETACHED FAMILY HOME LOCATED IN A QUIET CUL-DE-SAC IN THE HIGHLY SOUGHT AFTER VILLAGE OF KINGS SUTTON WITH A DOUBLE GARAGE AND OFF ROAD PARKING FOR SEVERAL VEHICLES**

**Entrance porch, entrance hall, cloakroom, open plan L shaped lounge and diner, kitchen, utility room, four bedrooms, family bathroom, double garage, driveway parking. Energy rating E.**

**GUIDE PRICE £595,000 FREEHOLD**



## Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). On entering Twyford (Adderbury) turn left where signposted to Kings Sutton. Travel through the village until reaching the T-junction. Turn left into Astrop Road and turn right after approximately 300 yards into Glebe Rise. Take the first right hand turn and the property will be found straight ahead of you at the end of the cul-de-sac.

## 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:

- \* Spacious entrance hall with tiled flooring, doors to all rooms, staircase rising to first floor.
- \* Spacious open plan L-shaped lounge and diner with open fire, ample space for table and chairs, large window to the front and patio doors opening to the rear garden.
- \* Spacious kitchen with a range of neutral coloured base and eye-level units, two windows allowing in lots of light, integrated low level double oven and electric hob with extractor over, space and plumbing for dishwasher, space for fridge freezer, ample space for table and chairs, door to utility room.
- \* Utility room with space and plumbing for washing machine and tumble dryer, worktop space with sink, door to garage and door to rear garden.
- \* Downstairs cloakroom with WC, wash hand basin, radiator, window.
- \* First floor landing with doors to all rooms, access to loft.

\* Master bedroom is a generous sized double bedroom with two windows to the front allowing in lots of light. Built in wardrobe.

\* The second bedroom is also a double with a window to the front and a built in wardrobe.

\* Two further bedrooms both having built-in wardrobes and windows overlooking the rear garden.

\* Family bathroom fitted with a corner bath and shower over. Wash hand basin with vanity unit, WC, tiled floor and walls and two windows to the rear.

\* The rear garden is very private and is mostly laid to lawn with a selection of trees and bushes, there is a small patio area immediately outside the patio doors. Side access to the front.

\* To the front there is driveway parking for several vehicles in front of the double garage. The garage is fitted with an up and over door and has light and power connected.

## Services

All mains services are connected with the exception of gas. Heating is supplied by the oil fired boiler located in the kitchen. The oil tank is located in the rear garden.

## Local Authority

West Northants District Council. Council tax band E.

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

## Energy Rating: E

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