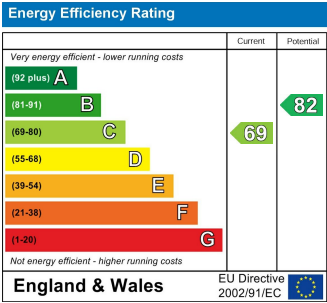


Agents Note

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.

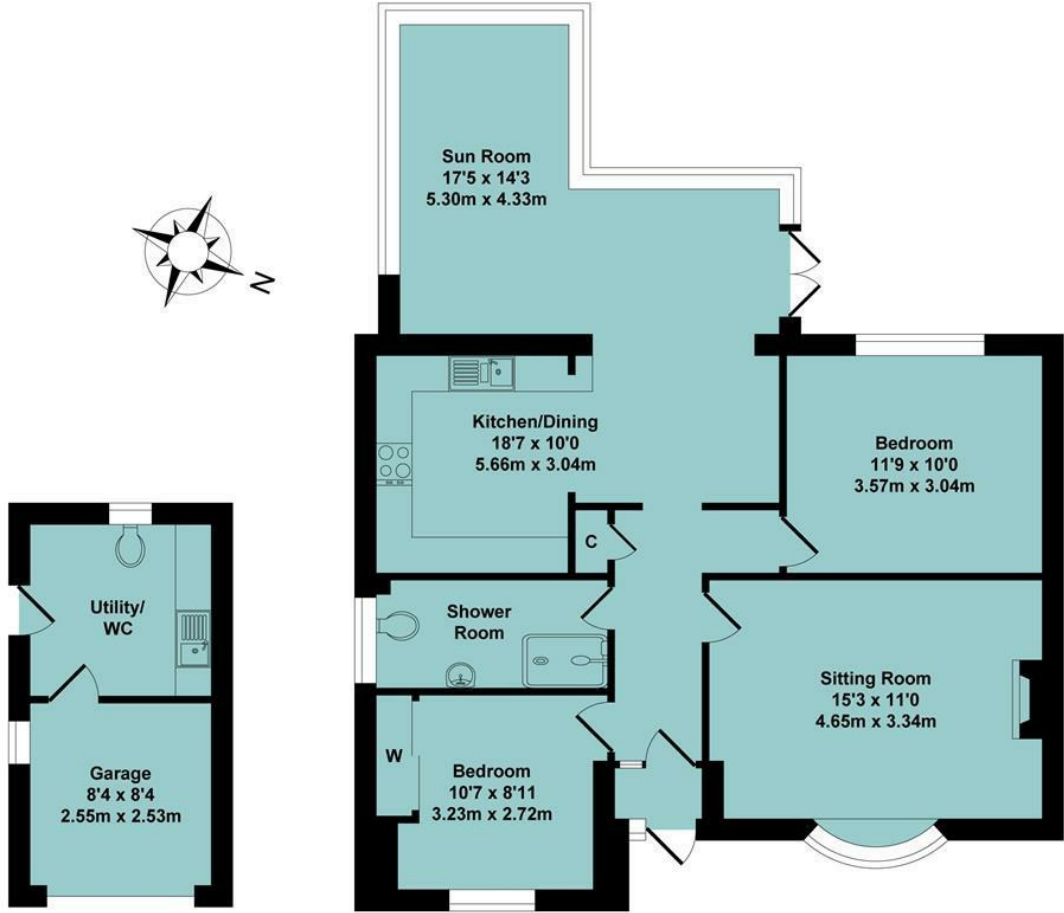
Referral fees

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.



Outbuilding
Approx. Floor
Area 138 Sq.Ft.
(12.80 Sq.M.)

Ground Floor
Approx. Floor
Area 879 Sq.Ft.
(81.70 Sq.M.)



Total Approx. Floor Area 1017 Sq.Ft. (94.50 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.



11 Hampton Drive
Kings Sutton



11 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 WELL PRESENTED TWO BEDROOM DETACHED
BUNGALOW IN THIS DESIRABLE AND VERY WELL
SERVED VILLAGE WITH RAILWAY STATION

Entrance porch, entrance hall, living room,
kitchen, dining area, garden room, two bedrooms,
bathroom, driveway, garage, front and rear garden.
Energy rating C.

£365,000 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 and as it bends to the left and the property will be found on the left 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.

The Property

11 Hampton Drive is a well presented two bedroom bungalow located in the popular village of Kings Sutton which benefits from two public houses and a train station. The property itself is well presented with a modern kitchen, dining area and a light, airy and spacious garden room. Further accommodation includes a warm and cosy living room with bay window to the front, double bedroom with window overlooking the rear garden, a further single bedroom and modern shower room. Outside there is a rear garden with lawn and patio area, a front garden with hedge surround and driveway leading to a garage/utility.

- * Entrance porch leading to entrance hall.
- * Entrance hall with access to all rooms and coat cupboard, wood flooring throughout.
- * Lounge with bay window to front, laminate wood effect flooring and electric fireplace.

- * Modern kitchen with wall and base mounted units with updated wooden worktop, integrated oven with gas hob, integrated fridge, space for washing machine and dishwasher. Dining area with space for table and chairs, opening to garden room.
- * Light, airy and spacious garden room with patio doors opening out to the rear garden.
- * The master bedroom is a double with space for wardrobe and window overlooking the rear garden.
- * Further single bedroom with built-in wardrobe.
- * Modern bathroom with walk-in shower, WC, wash hand basin, window to side.
- * The rear garden comprises lawned and patio area ideal for table and chairs. door to rear of garage/utility, gate to front.

* To the front of the property there is a hedge surround and driveway leading to garage/utility which benefits from a Saniflo toilet, sink and space for tumble dryer

Local Authority

West Northants District Council. Council tax band C.

Viewing

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

Energy rating: C

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