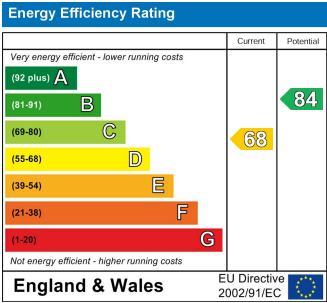


Agents Note

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 115 Sq.Ft.  
(10.70 Sq.M.)

Ground Floor  
Approx. Floor  
Area 762 Sq.Ft.  
(70.80 Sq.M.)



Total Approx. Floor Area 877 Sq.Ft. (81.50 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.



24 Hampton Drive  
Kings Sutton





24 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 VERY WELL PRESENTED THREE BEDROOM  
BUNGALOW OVERLOOKING FIELDS IN THIS DESIRABLE  
AND WELL SERVED VILLAGE WITH TRAIN STATION

Entrance hall, sitting room, kitchen, side hallway,  
three bedrooms, bathroom, front and rear gardens,  
single garage. Energy rating D.

£355,000 OIRO 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 take the next left hand turning and the property will be found after a short distance on the right hand side 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.

The Property

24 HAMPTON DRIVE is a very well presented three bedroom bungalow located in the popular village of Kings Sutton which benefits from two public houses and the train station. The property itself benefits from a south facing sitting room allowing in lots of light and a kitchen also overlooking the front garden. There are three bedrooms one of which is currently being utilised as a dining room overlooking the garden and views of the fields. To the front is an attractive lawned area with a path leading to the front door. The rear garden is low maintenance with space for table and chairs and views over the fields beyond. Additionally there is a single garage with parking space in front.

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:

- \* Entrance hall with access to loft, airing cupboard housing the boiler which is approximately two years old.
- \* South facing sitting room allowing in lots of light with gas fire.
- \* Kitchen overlooking the front garden with cream base and eye level units with worktop over, space and plumbing for washing machine, space for dishwasher,

- space for oven, space for fridge freezer, door to side entrance.
- \* The side entrance hall leads to the rear garden and is ideal for coats and shoes.
- \* The master bedroom is a double with built-in wardrobe and window overlooking the rear garden and fields beyond
- \* Bedroom two, which is currently being used as a dining room, is also a double and has patio doors opening to the rear garden.
- \* Bedroom three is a single.
- \* Well tended front garden with path leading to front door.
- \* Low maintenance rear garden with patio area ideal for table and chairs, the remainder being laid to lawn with views over fields, door to garage.
- \* Single garage with parking space in front.

Services

All mains services are connected. The boiler is located in the airing cupboard.

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.