



5 Orchard Way

Kings Sutton

A THREE BEDROOM END TERRACED HOUSE THAT HAS RECENTLY BEEN MODERNISED BY THE CURRENT VENDORS BENEFITTING FROM A LARGE LANDSCAPED REAR GARDEN AND OFF ROAD PARKING FOR SEVERAL VEHICLES

Entrance hall, living room, kitchen, conservatory, ground floor bathroom/utility, three bedrooms, first floor shower room, loft room, games room/workshop, large landscaped rear garden. Energy rating D.

£400,000 FREEHOLD



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:

- * Entrance hall with doors to the living room and kitchen, stairs to first floor
- * Living room with window to front and sliding patio doors opening to the conservatory, fireplace with ornamental surround and electric log burner, recessed shelving, decorative wall panels and laminate flooring.
- * The conservatory is accessed off the living room and has tiled flooring, insulated roof, windows and further doors leading to the garden.
- * The kitchen accessed off the hallway is fitted with a range of base and eye level units with grey gloss fronts and quartz worktops over, integrated eye level double oven, four ring electric hob and extractor over, space and plumbing for a dishwasher, space for a fridge freezer, understairs storage, windows to side and rear, door leading to rear hallway which leads to the utility and back door.
- * Rear hallway with doors to the garden and utility.
- * Utility/downstairs bathroom accessed off the rear hallway comprising WC, wash hand basin, free standing roll top bath, space and plumbing for a washing machine, space for tumble dryer, tiled floor and windows to rear and side.
- * First floor landing with window to rear, doors to all bedrooms, bathroom and loft room.
- * Bedroom one is a double with window to front, built-in wardrobes and an ornamental fireplace surround.
- * Bedroom two is a dual aspect double with windows to front and side.
- * Bedroom three is a large single with window to rear.
- * Loft room/potential bedroom four - it cannot be classed as a bedroom because the staircase leading to it does not meet regulations - with recessed storage in the eaves, two velux windows and a further room used for storage and also houses the boiler.
- * First floor family bathroom with a walk-in double shower cubicle, WC, wash handbasin, tiled walls, heated towel rail and windows to side and rear.
- * The rear garden is mostly laid to lawn with a block paved path leading down the middle. There is a covered seating area on a block paved patio with light and power, A border of bushes and shrubs, a large pond with decorative surround. The pond has been fully fenced in making it child friendly. Outside tap and outside sockets. At the bottom of the garden there is a brick built workshop which has been separated into two sides. One side is a workshop with workbench and storage, the other is used as a games room. This has its' own fuse board and electricity feed. Gated side access leading to front.
- * The rear garden has had new fencing fitted on both sides within the last 2 years.
- * To the front there is off road parking on the driveway for 3-4 cars.

Services

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

Local Authority

West Northants District Council. Council tax band B.

Viewing

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

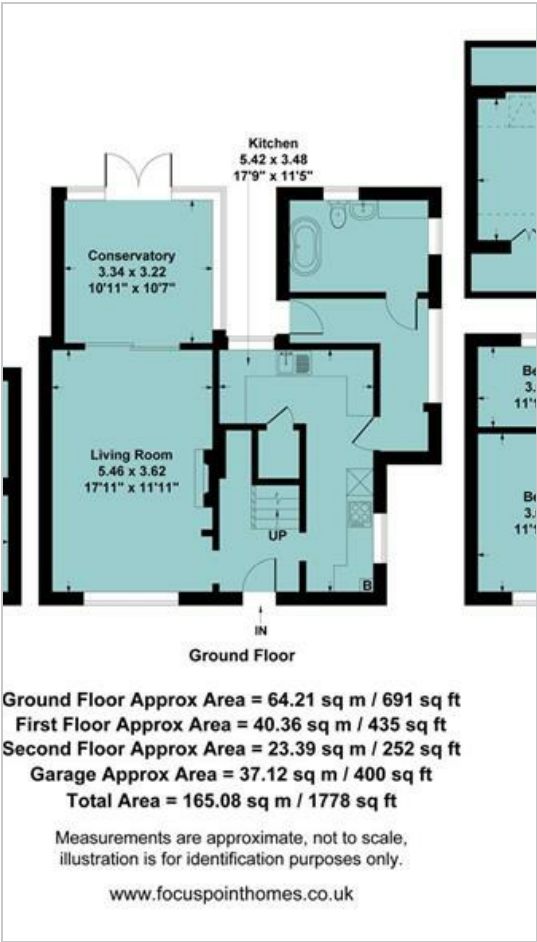
Energy rating: D

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

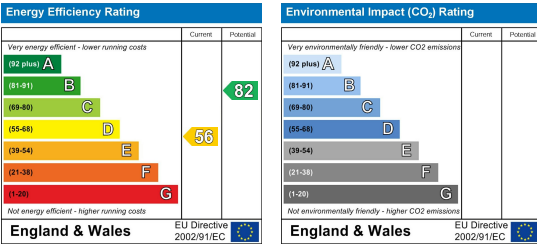
Area Map



Floor Plans



Energy Efficiency Graph



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