



1 The Square, Kings Sutton  
Banbury, Oxfordshire, OX17 3RF



ROUND & JACKSON  
ESTATE AGENTS









An individual period property conversion with spacious and characterful accommodation located in a picturesque position with outlooks over the green and towards the village church.

#### The property

1 The Square, Kings Sutton is an exceptional and unique period property which is located in a beautiful setting with outlooks over the village green and towards the church. Formerly the village butcher shop, the property was expertly converted in the 1990's by a highly renowned local architect to create an outstanding, individual home. The property was featured in The Daily Telegraph's Individual property awards and received a special award for the conversion. The main reception room has a high vaulted ceiling with exposed beams and trusses and has ample space for lounge and dining furniture. The kitchen/dining room is fitted with oak fronted cabinets and has space for a table and chairs and there is a large feature window with pleasant outlooks over Whittall Street. There are two bedrooms, a bathroom and a study to the rear of the property and on the first floor there is a large double bedroom with a high ceiling and exposed beams and trusses. There is a small courtyard at the rear of the property.

#### Reception/Sitting Room

An exceptional open space with a high vaulted ceiling and exposed beams, trusses and underfloor heating. Ample space for lounge and dining furniture and multiple options for furniture arrangement. Stairs to the first floor, wood flooring and doors to the kitchen/dining room and to the rear accommodation.

#### Kitchen/Dining Room

Fitted eye level cabinets and base units and drawers with work surfaces over, sink and draining board, electric hob, single oven. Useful storage cupboard, space for a washing machine, dishwasher, fridge-freezer and dining furniture. Window to the side with pleasant outlooks over Whittall Street.

#### Hallway

Useful storage cupboard with a sink. Doors to bedrooms and study.

#### Bedroom Two

A double room with wooden flooring and a velux roof window.

#### Bedroom Three

A single room with wooden flooring and a velux roof window.



#### Study

An ideal home office or hobby room with a door to the rear courtyard.

#### Family Bathroom

Panelled bath with mixer taps and shower attachment, wash hand basin and WC.

#### Master Bedroom

A large double room with a high ceiling, exposed beams and trusses and a Velux window.

#### Outside

To the front of the property there is a small landscaped garden with a gate and path to the front door. To the rear there is a private low maintenance paved courtyard where there is space for a small table and chairs and a useful brick shed.





#### 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, 2 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 pursuit.

#### Directions

From Banbury proceed in a Southerly direction towards Oxford (A4260). After approximately two miles turn left where signposted to Kings Sutton and continue into the village. Travel through the village on the Banbury Lane, take the sharp left turn onto Bulls Lane and bear right onto Whittall Street. Turn right at the T-junction and park where available. The property will be found on the corner of Astrop Road and Mill Lane.

#### Services

All mains services connected.

#### Local Authority

South Northants District Council. Tax band C.

#### Viewing Arrangements

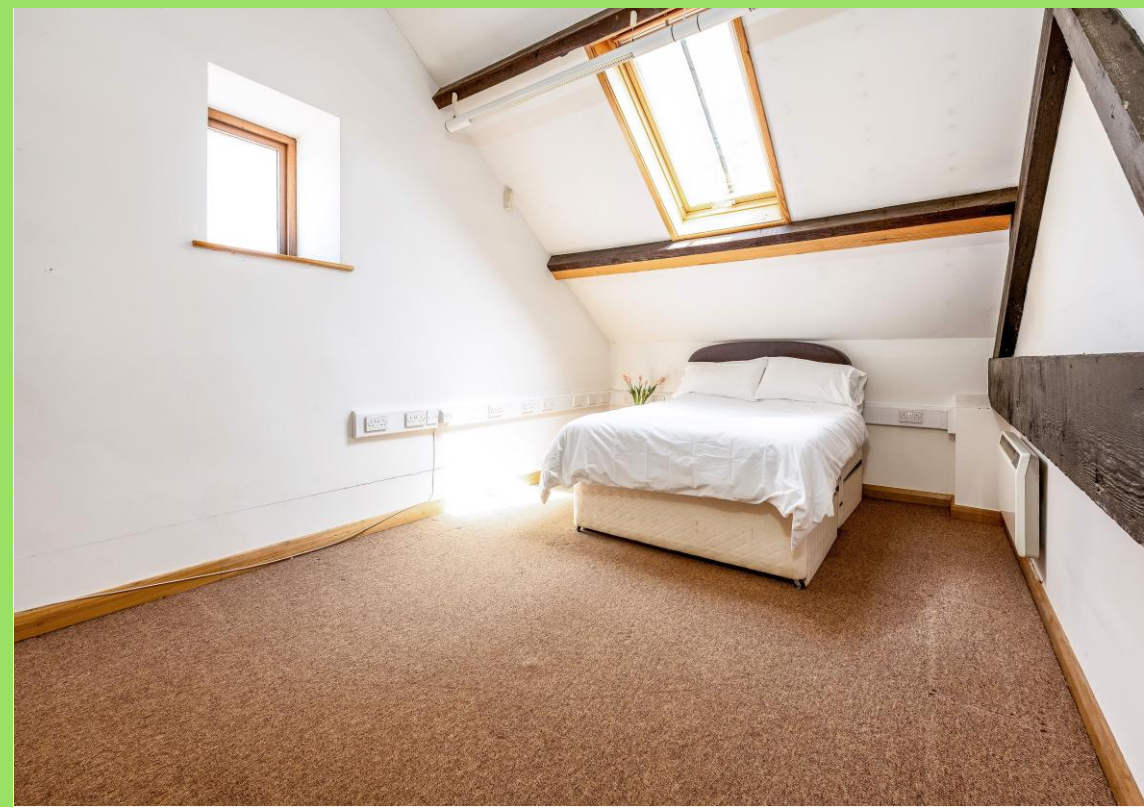
Strictly by prior arrangement with Round & Jackson.

#### Tenure

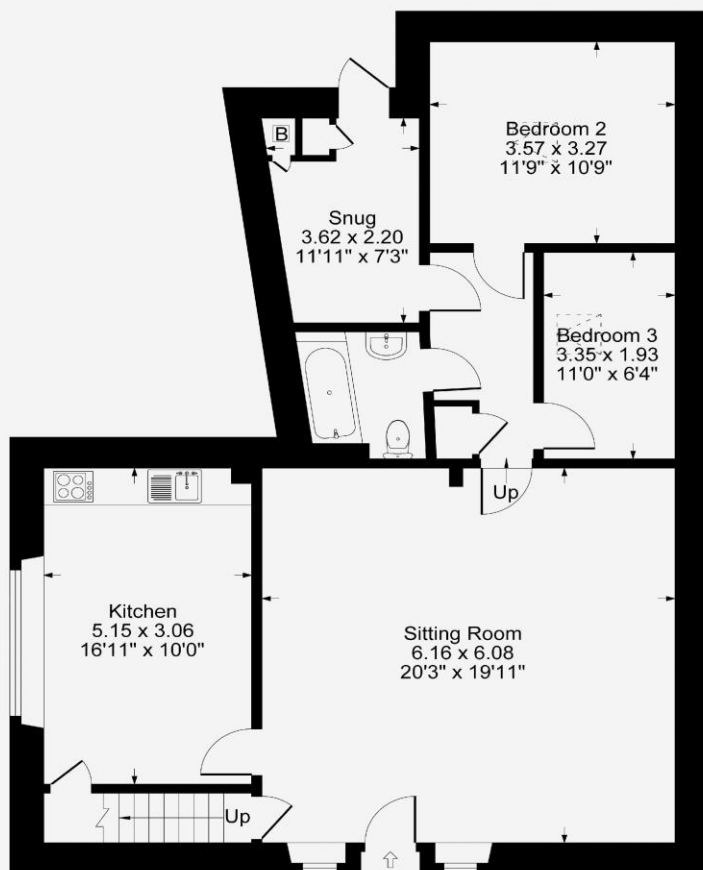
A freehold property

**Asking Price: £415,000**

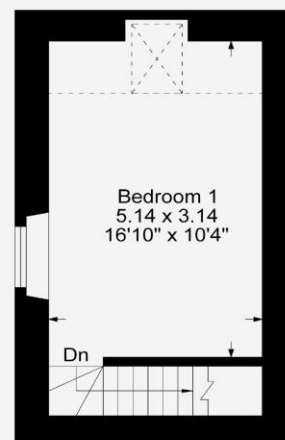






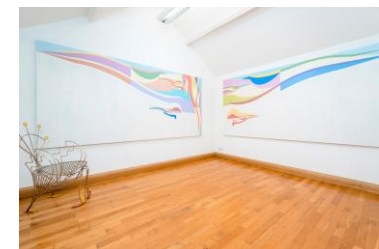


Ground Floor



First Floor

Approximate Gross Internal Area  
 Ground Floor = 93.23 sq m / 1004 sq ft  
 First Floor = 19.09 sq m / 205 sq ft  
 Total Area = 112.32 sq m / 1209 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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