



Asheville House, The Willows
Kings Sutton, OX17 3QJ



ROUND & JACKSON
ESTATE AGENTS





A very well presented and greatly extended, modern three-bedroom semi-detached home with a private rear garden and ample driveway parking. Popular village of Kings Sutton with mainline train station.

The Property

Asheville House, The Willows, Kings Sutton is a modern, three-bedroom semi-detached family home which is around 15 years old and has been owned by the current owner from new. The property benefits from having a large rear and side extension which was completed around 8 years ago and there is a private garden and large driveway to the front. Kings Sutton itself offers a mainline train station, a primary school and many other amenities. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, W.C, sitting room, very large, open-plan kitchen diner, study, further utility area and a large storeroom. On the first floor there is a landing, three bedrooms and a family bathroom. Outside to the rear there is a private garden and patio and to the front, there is a large, gravelled driveway.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

A really useful porch with doors leading into the sitting room and W.C. Window to the front aspect and wood effect laminate flooring throughout.

W.C

Fitted with a white suite comprising a toilet and wash basin. There are tiled splash backs, and the wood effect laminate flooring from the hallway continues.

Sitting Room

A very spacious sitting room with stairs rising to the first floor and there is an under stairs storage cupboard. Window to the front aspect and a further door leading into the kitchen diner. Central fireplace with inset electric fire, and a wooden surround.

Kitchen/Diner

A fantastic, open-plan entertaining space which forms part of a large extension which was completed in 2016. The kitchen is fitted with a range of cream coloured cabinets with worktops over. There are a range of integrated appliances which include; a range cooker with five ring gas hob and extractor hood, a washing machine, dishwasher and a wine fridge. There is space for a large fridge-freezer and an inset ceramic sink, with drainer. The whole kitchen

diner has wood effect laminate flooring throughout. There is ample space for furniture throughout and also space for a large table and chairs. The rear extension has high-ceiling, two large velux windows and French doors leading into the garden. The whole area is bright and airy and really is a wonderful space to relax in. The gas fired, Glow-worm boiler will be found in the kitchen.

Study/Utility Area/Storage Room

Forming part of the side extension and accessed via a pretty bi-fold door from the rear extension. A good size office space with a fitted desk area and velux roof window. From here there is a door which leads to a utility area with fitted cupboards and space for a tumble dryer. (There isn't plumbing in this area) The whole area has wood effect laminate flooring and there is a further door leading to a very well constructed, wooden storage room with doors to the front and side aspect. This area has fitted shelving and is a really useful space.

First Floor Landing

Doors leading to all the first floor rooms and a cupboard housing the hot water tank, with shelving. There is a loft hatch to the roof space which is boarded and has a ladder fitted.



Bedroom One

A double bedroom with a window to the rear aspect, fitted wardrobes and cupboards.

Bedroom Two

A double bedroom with a window to the front aspect and fitted wardrobes.

Bedroom Three

A single bedroom with a window to the front aspect. Currently being used as a dressing room.

Family Bathroom

Fitted with a white suite comprising a bath with a shower over, wash basin and WC, tiled splash backs and a window to the rear.

Outside

To the rear of the property there is south facing, gravelled garden, with a paved patio area adjoining the house. The garden is very private with many trees and bushes and there is a wooden summerhouse. There is an outside power socket, and the gravelled area continues to the side, where there is a good amount of storage space and a door leading into the wooden storage room. To the front of the property there is large gravelled driveway, for several vehicles, and a paved pathway leading to the front door.



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 pursuits.

Directions

From Banbury proceed in a Southerly direction toward Oxford (A4260). After approximately 2 miles turn left where signposted to Kings Sutton. Continue through the village on Banbury Lane and bear left where the road narrows and then bear left into Richmond Street. Turn left into Newland Road and then take the second left into The Willows where Asheville House will be found on your left hand side.

Services

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

South Northants District Council.

Tax band C.

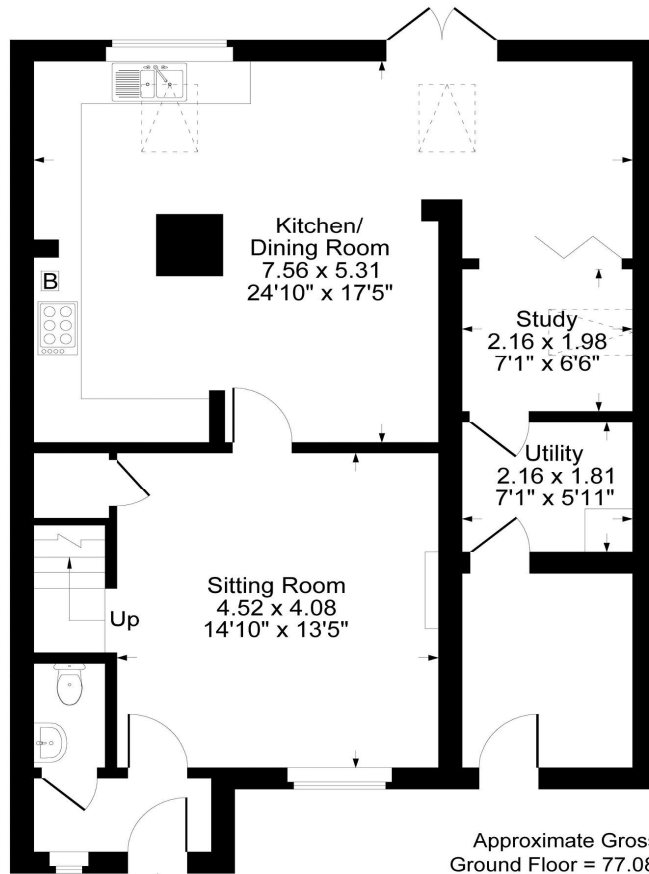
Viewing arrangements

Strictly by prior arrangement with Round & Jackson

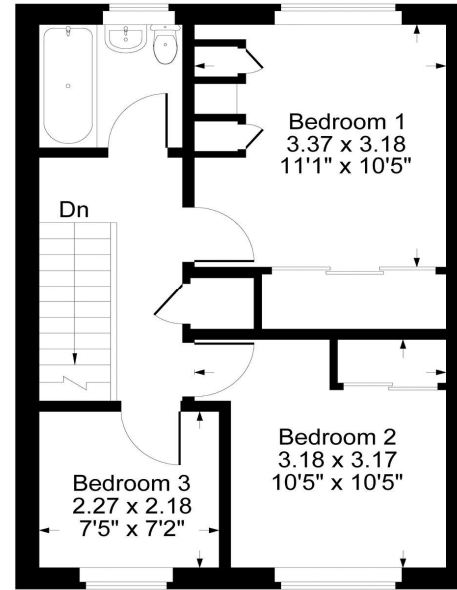
Tenure

A freehold property





Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 77.08 sq m / 830 sq ft
 First Floor = 38.91 sq m / 419 sq ft
 Total Area = 115.99 sq m / 1249 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T 01295 279953 E office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T 01295 720683 E office@roundandjackson.co.uk

www.roundandjackson.co.uk

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