



8 Bulls Lane, Kings Sutton  
Banbury, Oxfordshire, OX17 3RB



ROUND & JACKSON  
ESTATE AGENTS









## A characterful period cottage with a beautifully landscaped garden located in the heart of this well served and sought after village.

### The property

8 Bulls Lane, Kings Sutton is a charming period cottage which is pleasantly located within this highly sought after and well served village. Within recent years the property has been greatly improved and the first floor layout has been reconfigured. There are some lovely character features which include quarry tiled flooring, beamed ceilings, an open fireplace and stripped wooden floorboards. On the ground floor there is an entrance hallway, a utility/cloakroom, a large dining room with access to a basement, a sitting room and a kitchen/breakfast room with a large pantry. On the first floor there is a central landing, a master bedroom with dressing room and en-suite, two further bedrooms and a modern shower room. To the front of the property there is a small garden with a stepped path to the front door and there is side access to the rear. The rear garden is beautifully landscaped and is very private with a useful brick built workshop within.

### Entrance Hallway

Main door to front, stairs to first floor and door to inner hall with attractive tiled flooring.

### Utility/Cloakroom

A useful room with quarry tiled flooring, a butlers sink and worksurfaces, space for a washing machine and tumble dryer, low level WC.

### Dining Room

Double doors to the garden, ample space for a table and chairs, access to the sitting room and kitchen/breakfast room. Attractive quarry tiled flooring and access to basement.

### Sitting Room

A spacious room with wood effect tiled flooring, a wood burning stove, recessed shelving and a window to the front.

### Kitchen/Breakfast Room

Located to the rear with a window and door to the garden and space for a table and chairs, a fridge-freezer and dishwasher. One and a half bowl sink and drainer, large shelved pantry.

### Basement

A useful basement space and ideal storage area with window to front.

### Master Bedroom

A superb master bedroom suite with a window to the front, stripped floorboards, a large dressing room and an en-suite shower room.

### Bedroom Two

A double room with a window to the rear and exposed floorboards.

### Bedroom Three

A large single room with wooden floorboards and a window to the rear.

### Shower Room

Fitted with shower cubicle with deep shower tray, a wash hand basin and WC. Heated Towel rail.



### Outside

To the front of the property there is a small garden with a stepped path to the front door and there is side access to the rear. The rear garden is beautifully landscaped and is very private. There is a block paved patio adjoining the house with steps to a paved seating area with bench seating and raised flower and plant borders. There is also an area laid to lawn with a shingle pathway giving access to the workshop.

### Workshop

A useful workshop with power and light connected.

### 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. Continue into the village on the Banbury Lane until the road bends sharply to the left into Bulls Lane where number 8 will be seen in front of you.

### 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 £425,000**





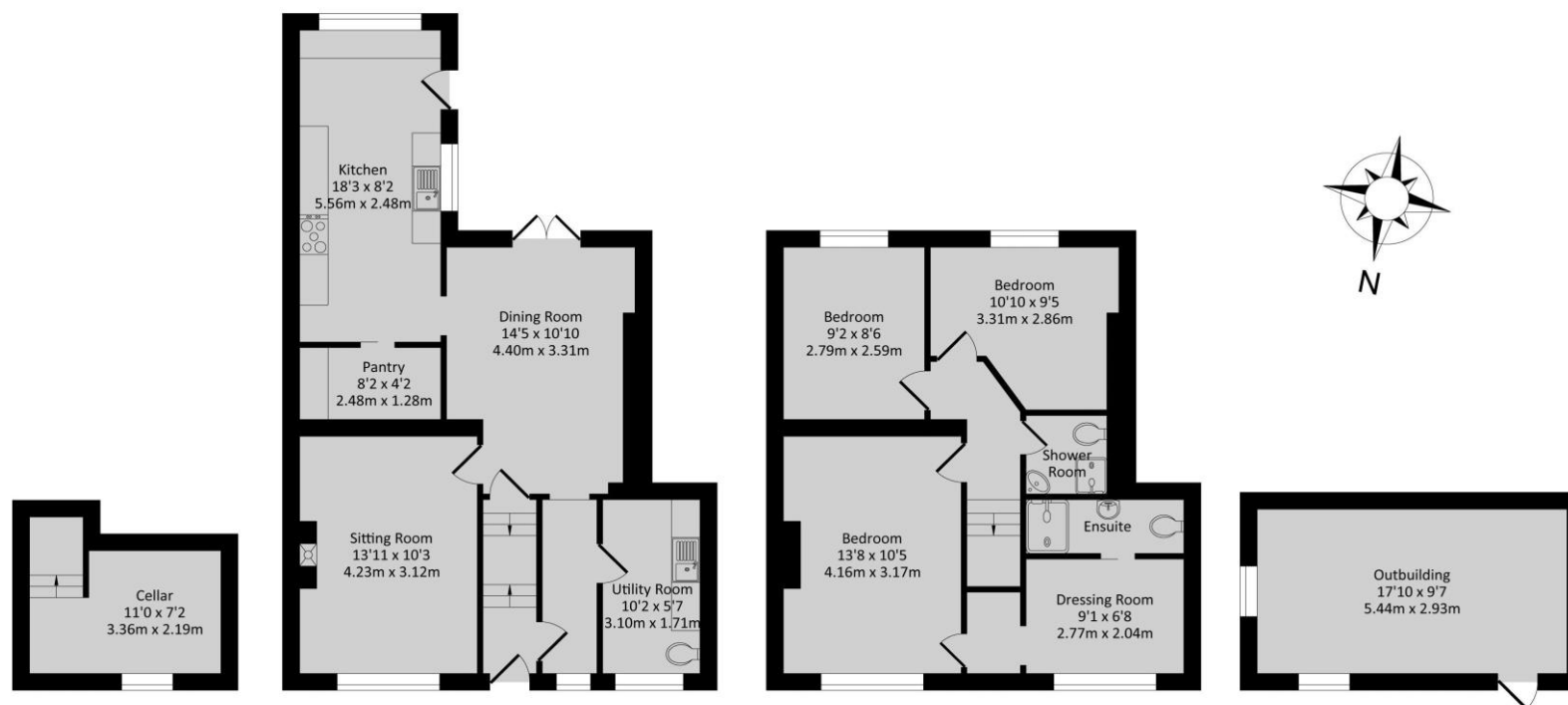


Cellar  
Approx. Floor  
Area 85 Sq.Ft.  
(7.90 Sq.M.)

Ground Floor  
Approx. Floor  
Area 623 Sq.Ft.  
(57.90 Sq.M.)

First Floor  
Approx. Floor  
Area 520 Sq.Ft.  
(48.30 Sq.M.)

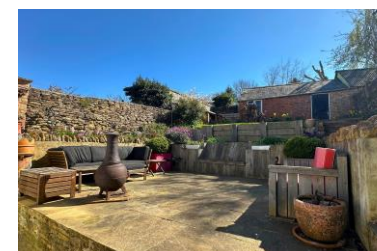
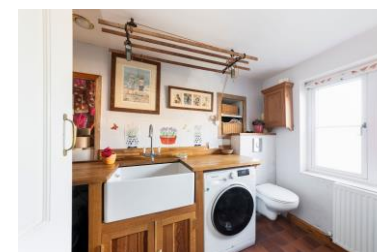
Outbuilding  
Approx. Floor  
Area 171 Sq.Ft.  
(15.90 Sq.M.)



**Total Approx. Floor Area 1399 Sq.Ft. (130.0 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	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.

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

T: 01295 279953 E: [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)

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

T: 01295 720683 E: [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)

[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)



**ROUND & JACKSON**  
ESTATE AGENTS

Property Misdescriptions Act 1991: The Agents have 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.