



33 Glebe Rise

Kings Sutton, OX17 3PH



ROUND & JACKSON
ESTATE AGENTS





A three-bedroom, stone built detached Mobley Homes built bungalow with a garage, driveway parking and a private rear garden overlooking beautiful countryside to the rear. Located in the popular village of Kings Sutton with its main line train station.

The property

33 Glebe Rise, Kings Sutton is a very well presented three-bedroom detached bungalow which was built by a local developer Mobley Homes in the 1970s. The bungalow set back nicely from the road and is very private to the front and rear, and benefits from open countryside beyond the rear garden. There is a garage and driveway parking and the property is presented in good order throughout. The living accommodation is arranged over ground floor level and is well laid out. There is a spacious entrance hallway, W.C, kitchen, large sitting/dining room, three good size bedrooms and a family bathroom. Outside to the rear there is a very well presented lawned garden which is very private and has open countryside beyond. The rear garden is southerly facing. To the front there is a very private garden with gated access to the driveway and garage. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Good quality porcelain tiled flooring and a built-in storage cupboard which houses the Worcester gas fired boiler. There is a door leading to the side aspect and internal doors to the W.C, sitting room and kitchen.

W.C

Fitted with a toilet and hand basin with a window to the front aspect and the porcelain tiled flooring from the hallway continues.

Kitchen

Fitted with a range of white cabinets with worktops over and tiled splash backs. There is space for a fridge/freezer, space and plumbing for a washing machine, integrated electric oven, four ring hob with extractor hood over. Continuation of the porcelain tiled flooring and a window to the front aspect with glazed double doors leading into the sitting room.

Sitting/Dining Room

A very large sitting room, with a dining area, which is very bright and airy with a large window and door overlooking the rear garden. There is a feature stone fireplace with an inset log burning stove and there doors leading into the hallway and kitchen.



Bedroom One

A large double bedroom with a window to the side aspect and plenty of space for wardrobes and other furniture.

Bedroom Two

A good size double bedroom with a window to the rear aspect and space for furniture.

Bedroom Three

A good size bedroom with a window to the rear aspect.

Rear Hallway

Doors leading to the bedrooms, bathroom and sitting room with a cupboard housing the hot water tank, with shelving.

Family Bathroom

Fitted with a white suite in good condition comprising of a paneled bath, toilet and wash basin, wood effect flooring, tiled splashbacks and a window to the side aspect.

Garage

A single garage with power and lighting and a door leading onto the driveway.



Outside

To the rear of the property there is large south facing garden with a patio area and gated access to the side and front. There is a lawned garden with established planting, shrubs and bushes. The patio area continues to the side where there is a shed and greenhouse and a pathway. There is open countryside beyond the rear fence. To the front of the property there is a single garage and driveway parking with gravelled borders and pathway leading to the house. There is also a small seating area to the front and paving which makes this area equally as usable, and private, as the rear garden.

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 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 right and continue to the T-junction and turn left on to Astrop Road. Continue along passing the large green and park and turn right into Glebe Rise. Follow the road along where the property will be found on your left hand side.

Services

All mains services connected. The gas fired boiler can be found in hallway.

Local Authority

South Northants District Council. Tax band D.

Viewing arrangements

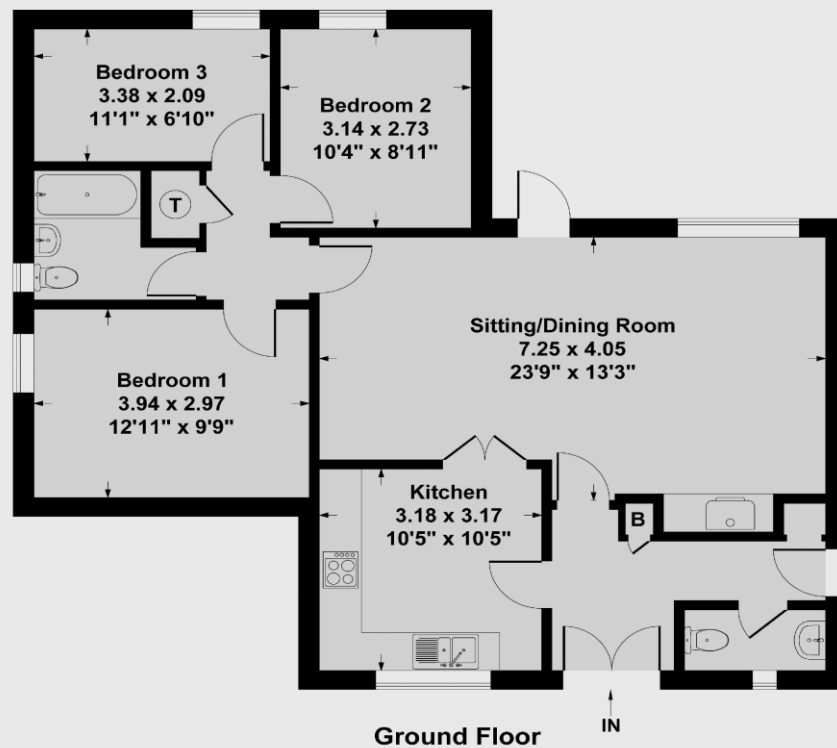
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Guide Price: £455,000





Floor Approx Area = 86.98 sq m / 936 sq ft
Garage Approx Area = 13.64 sq m / 147 sq ft
Total Area = 100.62 sq m / 1083 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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