



8 Marlborough Close
Kings Sutton, OX17 3XA



ROUND & JACKSON
ESTATE AGENTS





A very well presented three-bedroom semi detached family home with a private rear garden and good off-road parking. Located within a quiet cul-de-sac in the popular village of Kings Sutton which benefits from having rail links into London.

The property

8 Marlborough Close, Kings Sutton is a very well presented, three-bedroom semi-detached family home which is located within a quiet cul-de-sac within the popular village of Kings Sutton which boasts its own mainline train station, primary school, shop and two public houses. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an open plan hallway, sitting room and dining room with separate kitchen to the rear. On the first floor there are three-bedrooms and a recently refitted family bathroom. Outside to the rear there is a very private south facing rear garden with a good amount of space to the side where there is a new wooden workshop with power and lighting. To the front there is driveway parking for around three vehicles. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious entrance hallway with stairs rising to the first floor and good quality wood effect flooring.

Sitting Room/Dining Room

An open plan sitting room with a window to the front aspect. There are feature panelled walls with an inset electric fire and there is a useful understairs cupboard. There is a good size dining area where there is plenty of room for a table and chairs and there are double doors leading out onto the garden. The dining area is semi-open plan which leads into the kitchen. The wood effect flooring continues throughout.

Kitchen

The kitchen is fitted with a range of gloss fronted cabinets with granite worktops over. There is an inset electric oven, extractor hood and there is a four ring electric induction hob, tiled splash backs, an inset sink and drainer and there is a window to the rear aspect. There is tiled flooring, space and plumbing for a washing machine and space for a free-standing fridge-freezer.



First Floor Landing

A spacious landing area with a loft hatch to the roof space and a window to the side aspect. There is a modern glass panelled balustrade and a storage cupboard housing the Worcester gas fired boiler.

Bedroom One

A good size double bedroom with built-in mirror fronted wardrobes and a window to the front aspect.

Bedroom Two

A double bedroom with a window to the rear aspect.

Bedroom Three

A single bedroom with a window to the front aspect and a built-in storage cupboard with a hanging rail. This room is currently being used as an office.

Family Bathroom

A re-fitted bathroom with a white suite comprising of a panelled bath with a hand-held shower attachment as well as a rainfall shower head. There is also a toilet and hand basin with vanity storage beneath, and there is attractive, high-quality floor to ceiling tiling and a window to the rear aspect.



Outside

To the rear of the property there is a paved patio adjoining the house with an outside tap fitted. There are two wooden out buildings, one being a recent addition with power and lighting fitted with access to the shed from the front and rear aspects. There are steps rising to a very pretty lawned garden with established planting throughout and there is a decked area at the foot of the garden. To the front of the property there is parking for several vehicles.

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 two miles turn left where signposted to Kings Sutton. On entering the village along Banbury Lane turn left into Sandringham Road and continue into Hampden Drive and then Balmoral Way and then turn left into Blenheim Rise. Take the first right hand turn into Marlborough Close where the property will be found after short distance on your right hand side.



Services

All mains services connected. The gas fired boiler is in the landing cupboard.

Local Authority

South Northants District Council. Tax band C.

Viewing arrangements

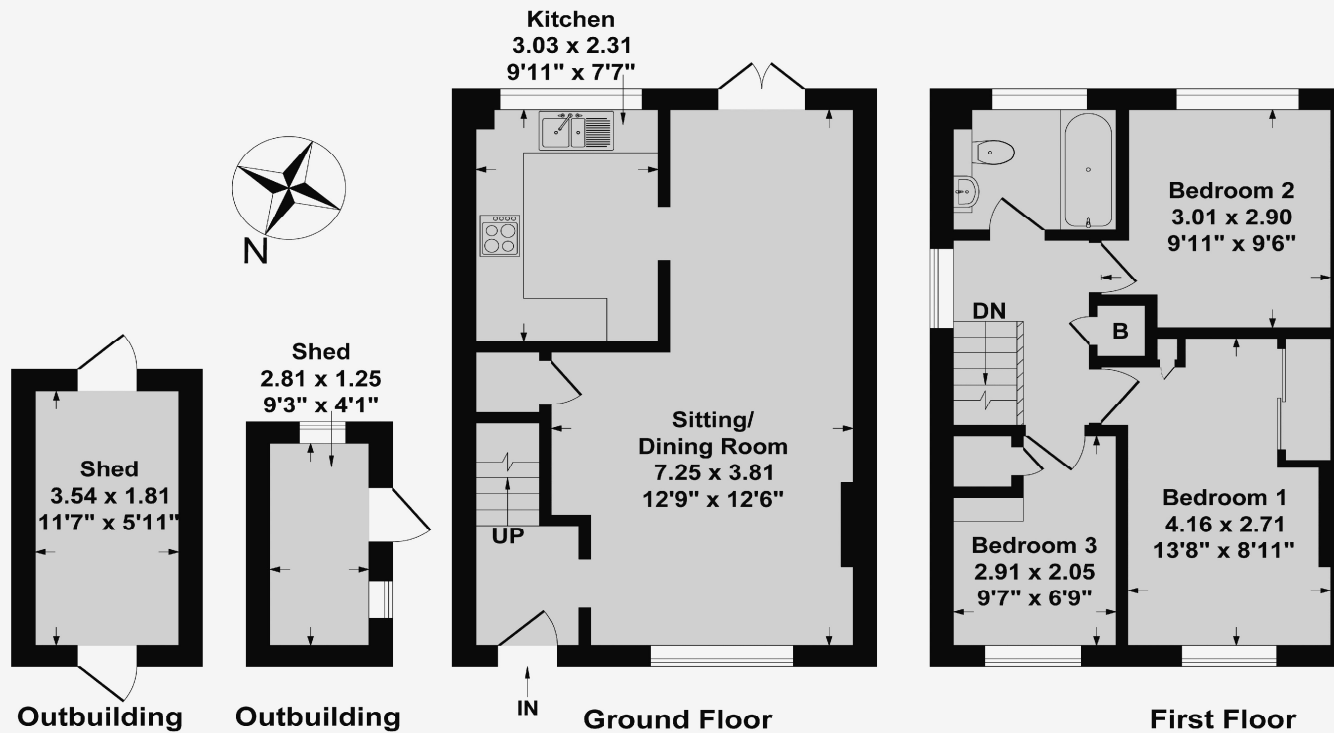
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Guide Price: £375,000





Ground Floor Approx Area = 35.46 sq m / 382 sq ft
First Floor Approx Area = 35.46 sq m / 382 sq ft
Outbuilding Approx Area = 9.92 sq m / 107 sq ft
Total Area = 80.84 sq m / 871 sq ft

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 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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