



17 Astrop Road
Kings Sutton, OX17 3PG



ROUND & JACKSON
ESTATE AGENTS





A good size three bedroom detached bungalow with a garage, a large driveway and a private rear garden. Located on this popular road within the village of Kings Sutton with its mainline train station.

The property

17 Astrop Road, Kings Sutton is a well presented, three bedroom detached bungalow which has a good amount of driveway parking to the front, and a very private rear garden. The property is located on a very popular road within the village and is within easy walking distance to the train station and open countryside walks. The living accommodation is arranged over one level and is well laid out. There is an entrance porch, a spacious hallway, sitting room, kitchen/diner, three good size bedrooms and a family bathroom. Outside to the rear there is a private garden, a garage and access to down both sides of the property. 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 useful porch with wood effect flooring and a door leading into the hallway.

Hallway

A spacious hallway with doors leading to all rooms and stripped wooden flooring. There is a good size storage cupboard with shelving and a loft hatch to the loft space which is boarded with a ladder fitted. There is a window in the loft to the front aspect. The Glow worm gas fired combi boiler is located here.

Sitting Room

A nice size sitting room, continuation of the stripped flooring, central fireplace with an inset electric fire and dual aspect windows to the side and rear.

Kitchen/Diner

Fitted with a range of beech coloured cabinets with worktops over, tiled splash backs, inset sink and drainer, space and plumbing for a washing machine and dishwasher. There is space for a fridge-freezer, integrated electric oven and grill, four ring gas hob and extractor hood, window to the side and doors leading into the garden.

Bedroom One

A good size double bedroom with a window to the front aspect, a bow window to the side and continuation of stripped wooden flooring.

Bedroom Two

A double bedroom with a window to the front aspect and continuation of the wooden flooring. Currently being used as a separate sitting room.

Bedroom Three

A good size single bedroom with continuation of the wooden flooring.

Bathroom

Fitted with a white suite comprising of a panelled bath, toilet and wash basin. Attractive tiled splash backs, heated towel rail, window to the side aspect and vinyl flooring.

Outside

To the rear of the property there is a very private garden which is paved and gravelled with raised sleeper plant beds, established trees and shrubs and a greenhouse. There is a door into the garage and a gate leading onto the driveway with a further gate to the opposite side of the property. To the front there is a walled garden with established trees and bushes with parking for several vehicles, and gated side access down both sides of the house and access to the garage.



Garage

A single garage with a pair of opening doors leading onto the driveway. Pedestrian door to the rear.

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 Millennium Memorial village hall is an excellent amenity to the village and offers a wide range of events and facilities, <https://kingssuttonhall.co.uk/>. 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. Continue into 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. The property will then be seen on your left hand side after a short distance.

Services

All mains services connected. The Glow worm gas fired boiler is located in the loft.

Local Authority

South Northants District Council. Tax band D.

Viewing arrangements

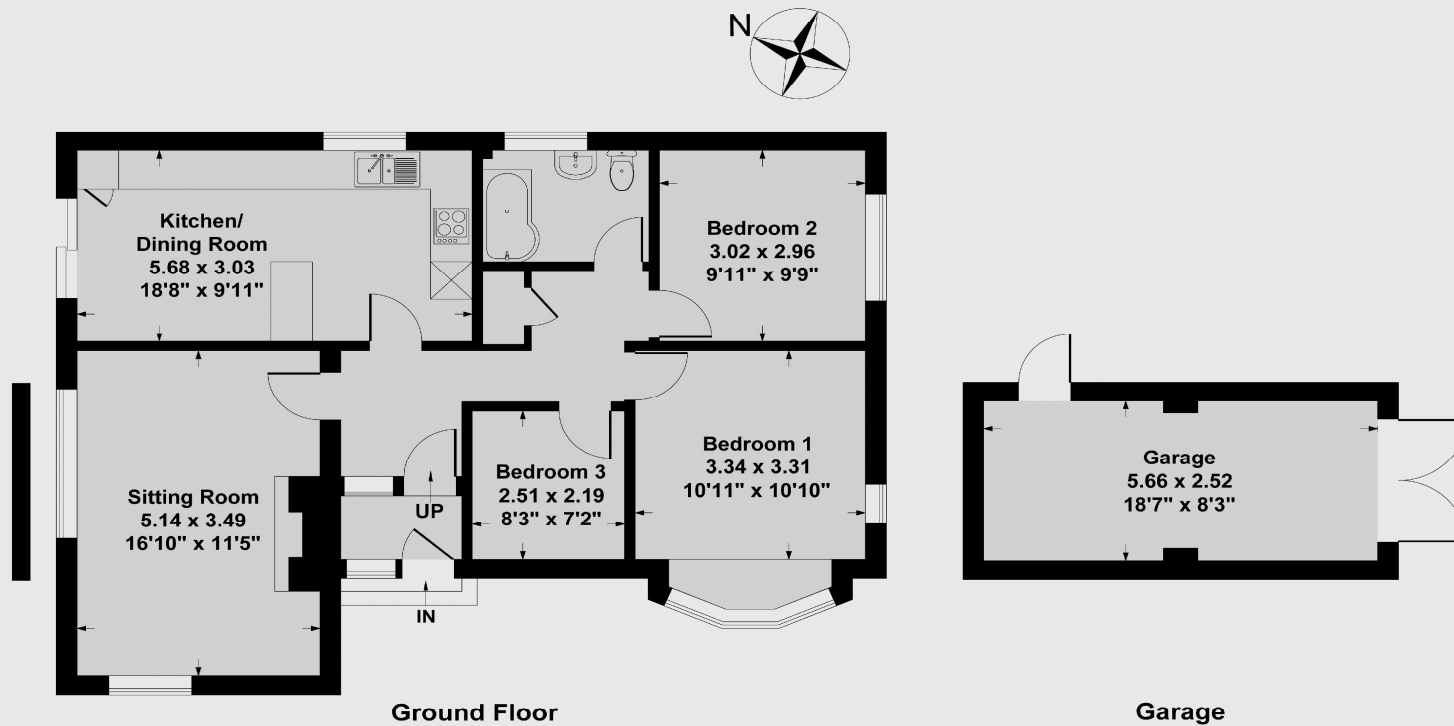
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £400,000





Ground Floor Approx Area = 81.23 sq m / 874 sq ft
Garage Approx Area = 14.26 sq m / 154 sq ft
Total Area = 95.49 sq m / 1028 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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