



B Y D E S I G N

Lawscote House
King's Sutton, Northamptonshire



Beautiful 5-Bedroom Character Property with Indoor Heated Pool and Annexe in Sought-After Village

Stunning 5-bedroom Georgian home with self-contained annexe, sitting on 1/3 acre with indoor heated pool, sauna, beautiful kitchen/diner and orangery, south-facing mature gardens, triple garage and gated driveway parking.

Located in the picturesque and highly regarded village of King's Sutton, is this beautiful 5-bedroom character home dating back to the 18th-Century which was originally three cottages, and was once owned by the church. This home has been extended throughout the years and has recently had a lovely kitchen and orangery extension which has transformed this property into a wonderful family home with over 4500 ft.² of flexible living accommodation. There's also a self-contained annexe over the triple garage and fantastic entertaining facilities including an indoor heated pool, sauna and outdoor kitchen.

Sitting on a plot of approximately 1/3 acre, Lawncote House features a driveway with electric gates and ample parking, a triple garage, beautiful mature south-facing gardens and views of the church.

This home is a truly exceptional property that offers unparalleled comfort and elegance. Nestled in a sought-after location, this stunning home is perfectly positioned within walking distance to the train station, providing easy access to London, Birmingham and Oxford.

This property boasts five bedrooms, two en-suite bathrooms and a family bathroom. The main bedroom has its own dressing room with automatic low level lighting.

Every detail of this beautiful home has been intricately considered, from the Mexican terracotta tiles used in the kitchen and entrance hall, to the solid oak flooring used throughout most of the ground floor. Sprawling over 4500 sq. ft., this exquisite property offers a captivating blend of traditional charm and modern amenities.







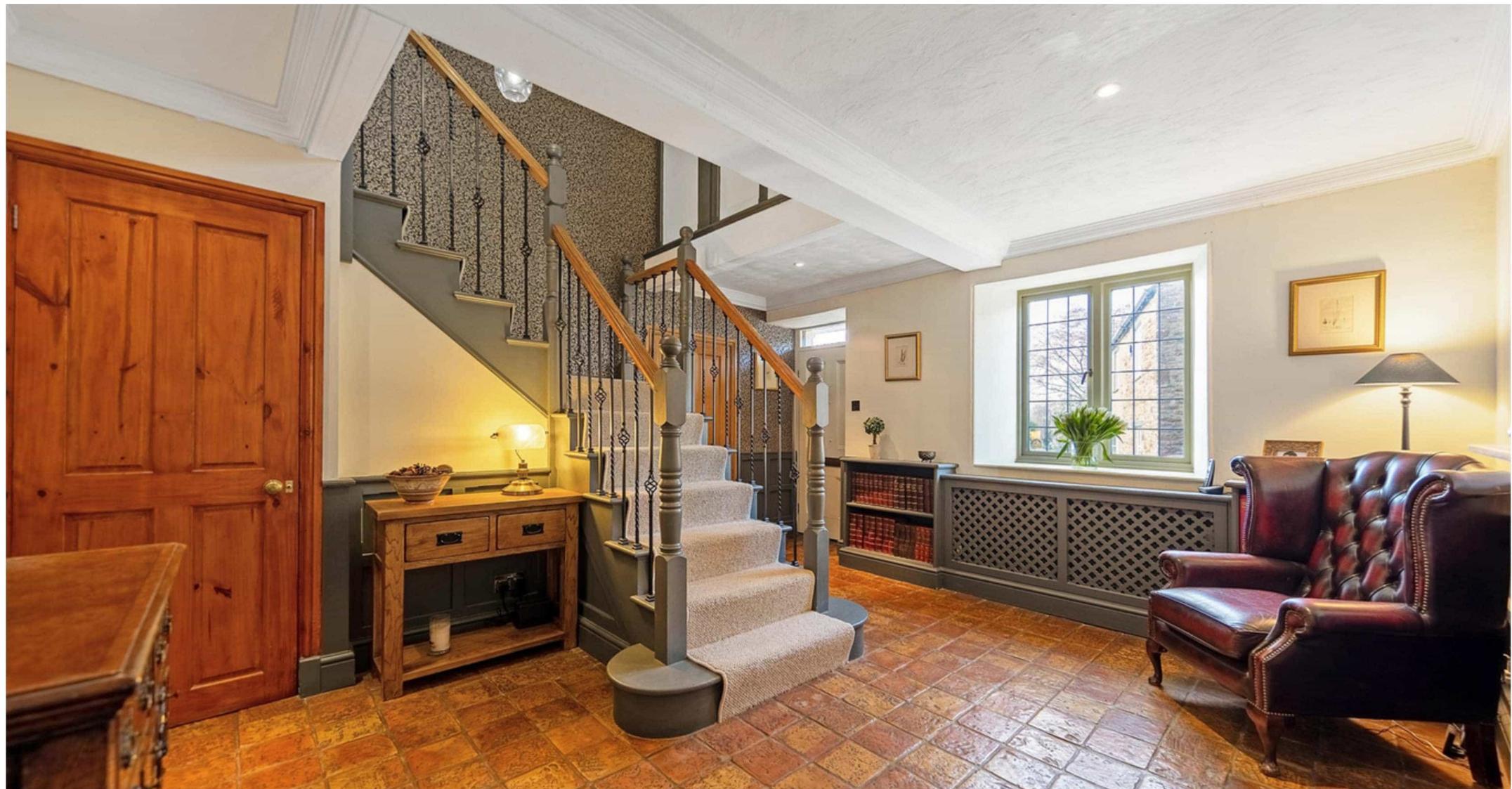
10

LAWNSCOTE
HOUSE

Ground Floor

As you enter, you're greeted by a grand entrance hall with a beautiful central staircase and Victorian fireplace. This leads you to the heart of the home, the beautifully designed kitchen/diner which is finished to an exceptional standard with stunning dark blue cabinetry, complimented by top of the range integrated appliances including a 4-oven Aga, a microwave/oven, an InSinkErator waste disposal, a dishwasher, a fridge/freezer, a wine fridge and a coffee machine. This beautiful kitchen benefits from a large island with seating as well as space to accommodate a table that can seat 8. This space is perfect for hosting gatherings and also has two sets of French doors to the garden.

This family home also features four reception rooms, providing versatile spaces for relaxation and entertainment. The open plan snug/living room and orangery benefits from two sets of Bifold doors offering wonderful flexibility for family living.















Upper Floors

On the first floor, there are three bedrooms with a family bathroom and two en-suites. On the second floor are two further bedrooms as well as a large landing that is currently being used as an office, however, this would also make a great play area or sitting room.













Annexe

In addition to the main house, the property includes a self-contained one-bedroom annexe, creating the perfect space for guests, extended family, or even as a potential rental opportunity. The kitchen in the annexe benefits from an integrated fridge/freezer and dishwasher.

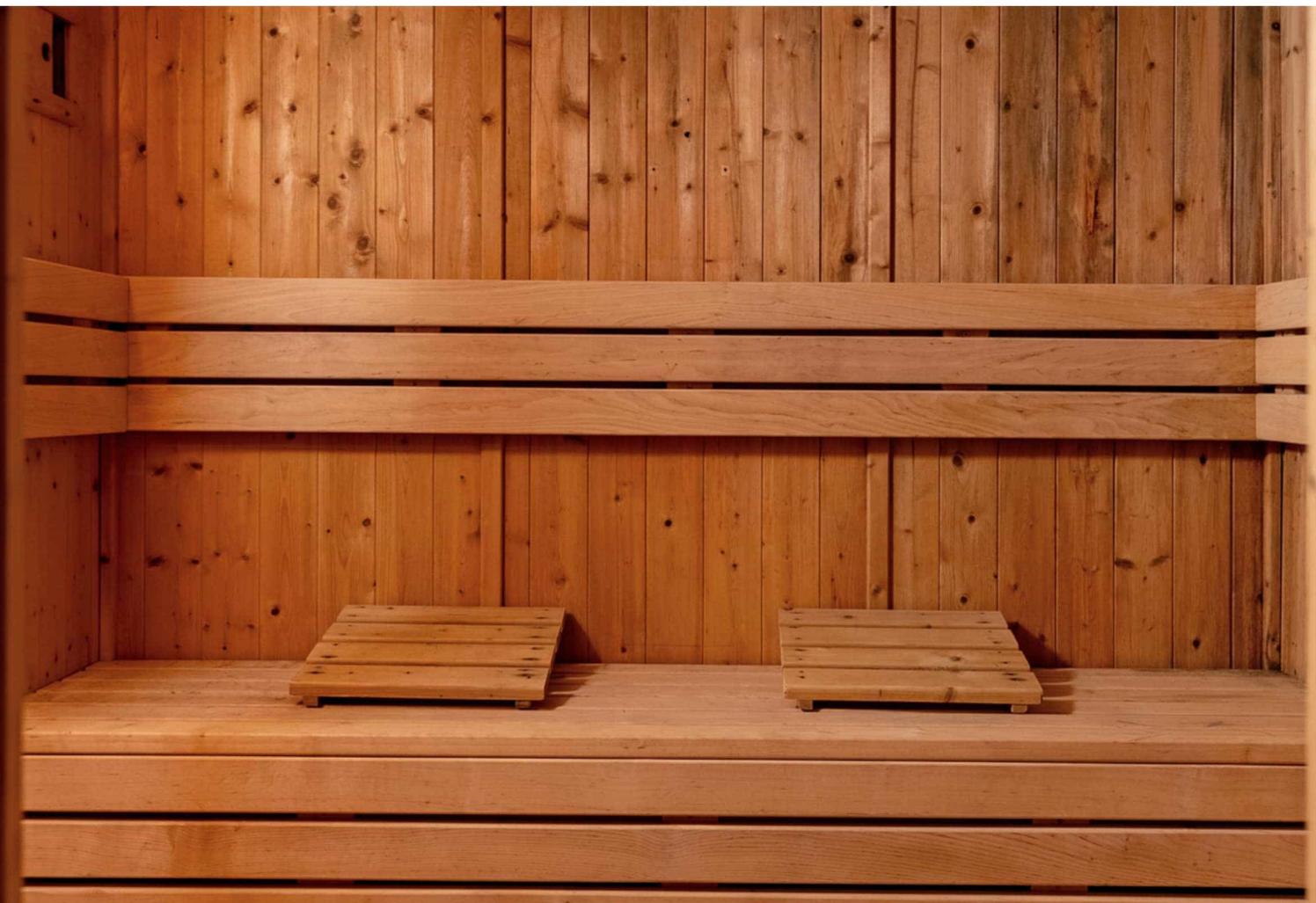




Pool Complex

One of the standout features of this property is the indoor heated pool and sauna, offering a luxurious retreat within the comfort of your own home. Bifold doors from the pool area open onto the large terrace, offering a fantastic entertainment space in the summer.



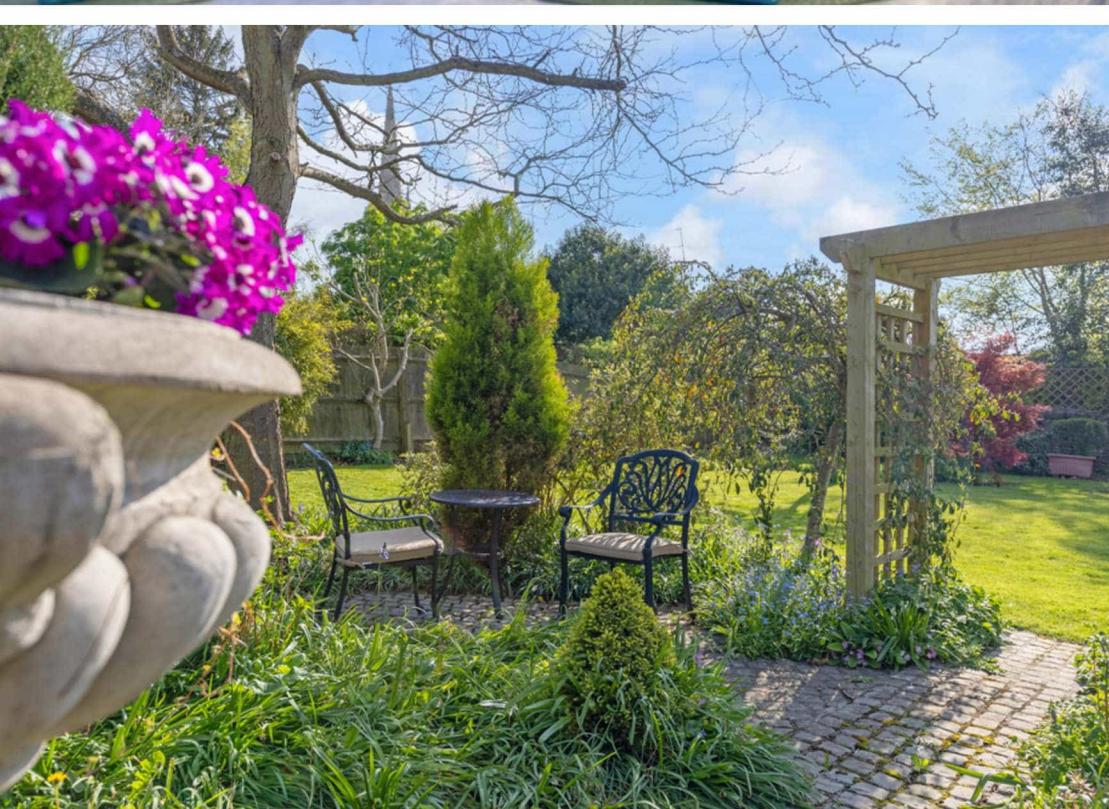


Outside

Lawnscoate House sits on approximately 1/3 acre and the grounds compliment the home perfectly. Mature south-facing gardens with large areas of lawn and beautiful borders provide a serene backdrop, offering a tranquil escape from the hustle and bustle of everyday life. There are also two large entertaining areas, one with covered seating and a fantastic outdoor kitchen, ideal for al fresco dining and summer parties.

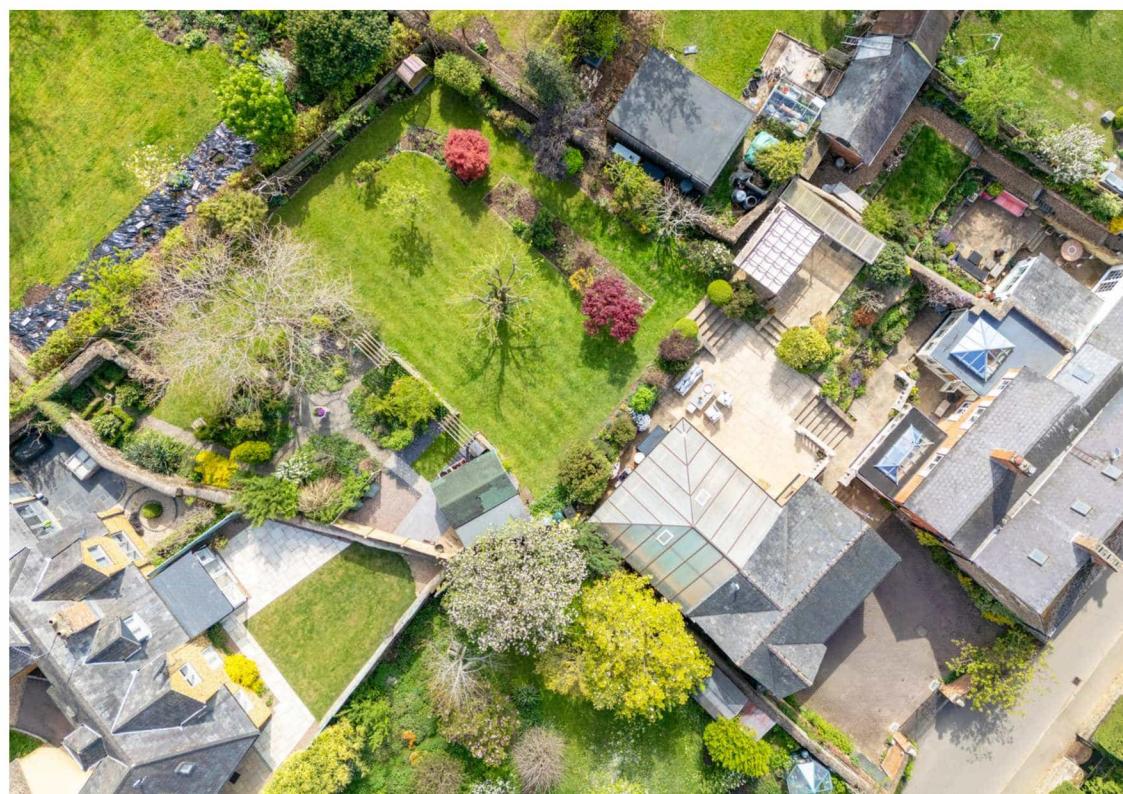
The gated driveway parking and triple garage ensure convenience and security for your vehicles, with the added benefit of an electric charging point. The breathtaking views of the nearby church from both the garden and home add a touch of historic charm to the property.











Information

Location

King's Sutton is a highly sought-after village and offers many amenities including a school, train station, village store, post office, two pubs, a church and more. Its close proximity to Banbury, Bicester and Oxford gives access to more varied amenities.

The location gives an incoming purchaser fantastic schooling opportunities, from nursery to secondary schools.

Communication links are excellent with the house being only 6.3 miles away from junction 11 of the M40, offering easy access to Oxford, London, Birmingham and Warwick. There's also a train station located in the village itself, which offers regular services to London, Oxford and Warwick/Birmingham

Extra Information

- Located in a conservation area
- High speed fibre broadband available in the area
- The property is connected to the neighbouring home, however it feels detached and private

Services

- Mains gas, electricity, water and drainage

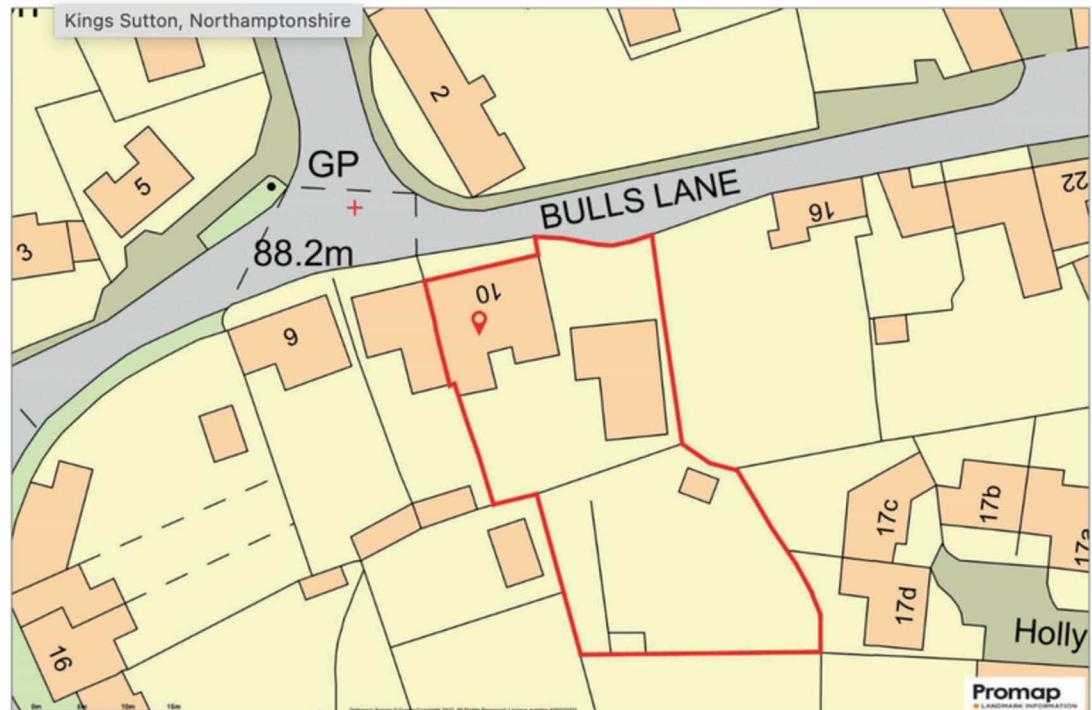
Tenure | Local Authority | Council Tax Band
Freehold | West Northamptonshire Council | House: F Annexe: A

Viewing Arrangements

Strictly via the vendors sole agents By Design on 01865 965017

Website

For more information visit www.bydesignhomes.com



Lawnscote House, 10 Bulls Lane, King's Sutton, Banbury, Northamptonshire, OX17 3RB

Offers Over £1,250,000

LAWNSCOTE HOUSE, BULL LANE, KINGS SUTTON OXFORDSHIRE, OX17 3RB



ANNEXE GROUND FLOOR



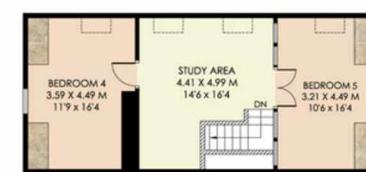
ANNEXE FIRST FLOOR



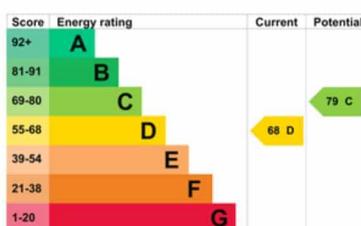
GROUND FLOOR



FIRST FLOOR

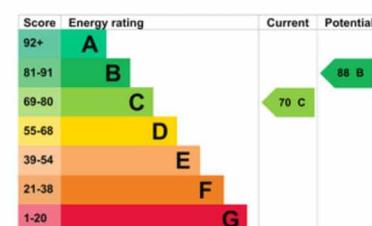


SECOND FLOOR



EPC Lawnscole House

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



EPC Annexe



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







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