



60 Richmond Street, Kings Sutton, Banbury, Oxon OX17 3RT
'Guide Price' £425,000

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





A spacious and versatile period cottage located in the heart of this sought after village.

Entrance porch | Kitchen | Living/dining room | Conservatory | Further sitting room | Study | Utility | Wet room | Five first floor bedrooms | Shower room | Separate WC | Gardens to front, rear and side | UPVC double glazing | Gas radiator heating

Offering 1900 sq ft of accommodation, a five bedroom end terraced cottage located within walking distance of many amenities enjoying a generous size plot.

Ground Floor

Front door.
Entrance porch.
Door through to kitchen.

Kitchen: Stainless steel inset sink unit and drainer. Comprehensive range of wall and base units with ample work surfaces. Integrated dishwasher. Integrated fridge and freezer. Space for Range cooker. Tiling to splashback areas. Tiled floor. Walkway through to living/dining room.

Living/dining room: Feature fireplace with inset log burner. Useful understairs storage cupboard. Door to inner hallway. Double doors giving access to conservatory.

Conservatory: Brick and UPVC construction with polycarbonate roof. Tiled flooring. Windows overlooking the garden. Double glazed doors giving access to the garden.

From the inner hallway, stairs rising off to first floor. Door through to further sitting room.

Sitting room: Feature fireplace with open hearth. Patio doors giving access to the garden, windows overlooking garden. Window overlooking side garden. Door through to study.

Study: Door to rear aspect. Double doors to front aspect.

Utility: Access from sitting room and kitchen. Free space and plumbing for washing machine, work surface and free space under. Tiled flooring. Door giving access to front aspect. Door through to wet room.

Wet room: Installed in 2021. Comprising of contemporary tiling, handbasin with inset vanity unit and low level WC and shower cubicle with glass screen. Velux window. Window to side. Extractor fan. Underfloor heating.

WC: Handbasin and low level WC. Window.

First Floor

Landing: Access to loft.

Master bedroom: Double bedroom to rear aspect overlooking garden.

Bedroom two: Double bedroom to rear aspect with fitted wardrobes.

Bedroom three: Double bedroom with window to side aspect.

Bedroom four: Generous single bedroom with windows to front, rear and side.

Bedroom five: Generous single bedroom to front aspect.

Shower room: Installed in 2021. Double width shower cubicle, handbasin with inset vanity unit and low level WC. Tiling to splashback areas. Heated towel rail. Cupboard housing Worcester gas combination boiler for domestic hot water and central heating (installed in 2021).

Agents Note

Flat roof to the front and rear were replaced early this year 2025.

Outside

Rear garden: Enclosed by fencing. Predominantly laid to lawn. Patio area. Shrubs and bushes. The main garden measures approximately 60 ft in length. Wrought iron gate to side aspect.

Front: Two sections to the front. Stone walling to boundaries. First section of the front has outside tap and pathway to front door. Area laid to shingle and patio.

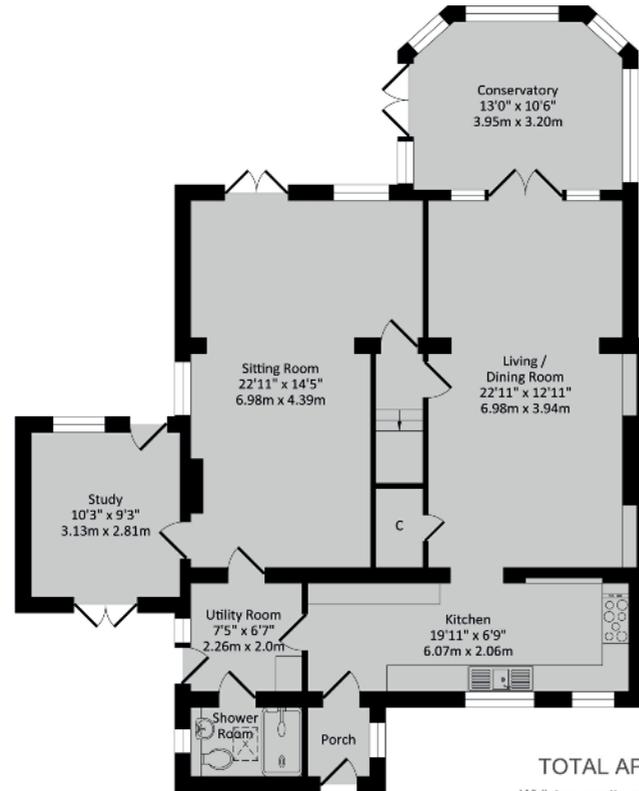
Services: All Council Tax Banding: C
Authority: South Northants Council







Ground Floor
 1135 sq.ft. (105.40 sq.m.) approx.



First Floor
 818 sq.ft. (76.0 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1953 sq.ft. (181.40 sq.m.) approx.

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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