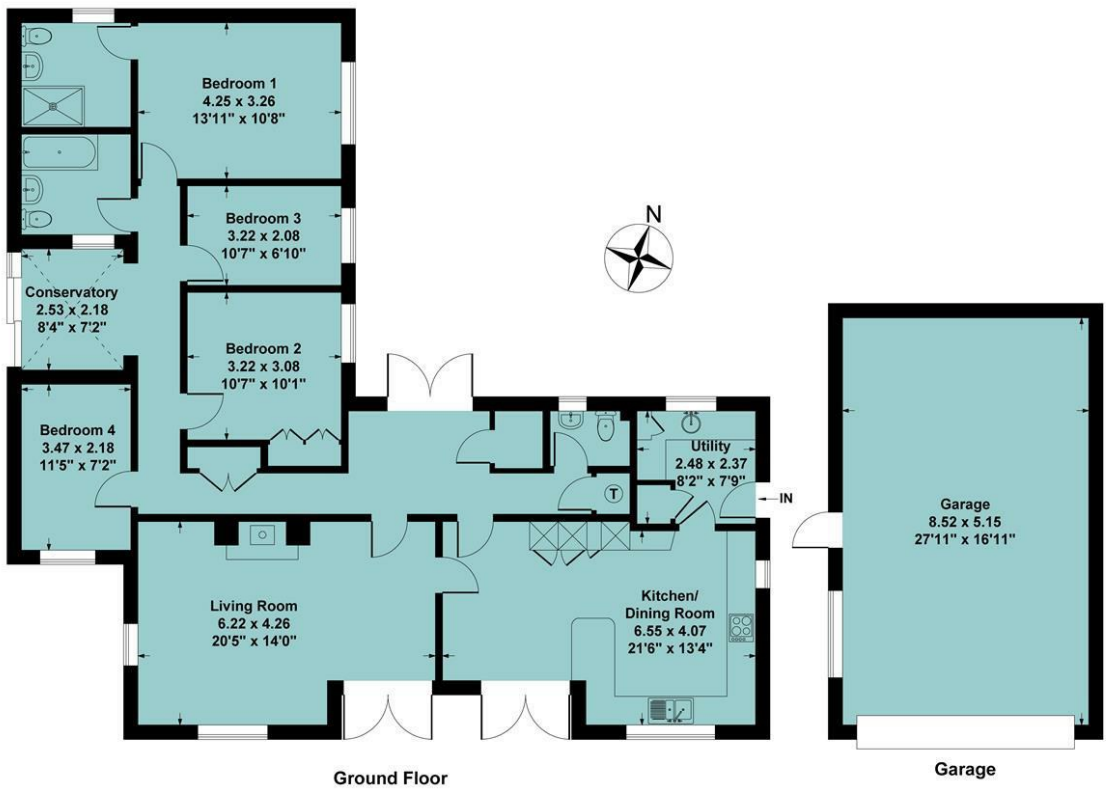
Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



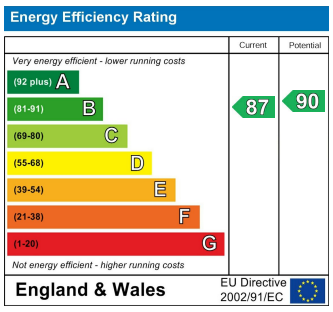
Ground Floor Approx Area = 141.27 sq m / 1521 sq ft

Garage Approx Area = 43.87 sq m / 472 sq ft

Total Area = 185.14 sq m / 1993 sq ft

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

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



5 Holland Rise
Kings Sutton

Anker

5 Holland Rise, Kings Sutton, Oxfordshire, OX17 3RZ



Approximate distances
Banbury 5 miles, Brackley 7 miles
Junction 11 (M40 motorway) 5 miles
Kings Sutton railway station 0.5 miles
Banbury railway station 6 miles
Oxford 21 miles, Stratford upon Avon 24 miles
Bicester 13 miles
Kings Sutton to London Marylebone by rail 1 hour approx.
Banbury to London Marylebone by rail 55 mins approx.
Kings Sutton to Oxford by rail approx. 25 mins
Banbury to Oxford by rail approx. 19 mins

A SPACIOUS FOUR BEDROOM DETACHED STONE BUILT BUNGALOW TUCKED AWAY IN A NO THROUGH ROAD ON THE EDGE OF THE VILLAGE

Hall, WC, sitting room with wood burner, open plan kitchen/dining room, utility room, main bedroom with ensuite shower room, three further bedrooms, family bathroom, air source heat pump central heating, solar panels with battery storage, uPVC double glazing, car port, garage and driveway, gardens to side and rear, no upward chain. Energy rating B.

£625,000 FREEHOLD











Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). On the outskirts of Twyford (Adderbury) turn left where signposted to Kings Sutton. Follow the road via Banbury Lane into Whittal Street and at the T-junction continue straight ahead into Mill Lane passing The White Horse pub on the left. After a short distance Holland Rise will be found on the left. Take the second turning in and follow the road around to the left with the large mature tree on the right and the property will be found on the left and can be recognised by our "For Sale" board.

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 post office and shop, tea room, primary school, two 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 pursuits.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

* A large detached stone built bungalow believed to date back to the 1980's constructed by well renowned local builders at the time, Mobley & Son.

* Located in the pleasant private no through road on the edge of the village.

* Requiring some cosmetic improvement and updating but with some modern fittings also.

* Air source central heating, solar panels with battery storage and uPVC double glazing.

* Hall with double doors opening to the garden, window to front and seating area.

* Cloakroom with a white suite.

* Sitting room with wood burning stove, double aspect with windows to front and side, door opening to the garden at the side.

* Open plan kitchen/dining room with modern white gloss units incorporating a built-in double oven, integrated dishwasher and fridge freezer, space for table and chairs, laminate wood effect floor, French windows opening to the garden, double aspect with windows to front and side.

* Utility room with personal door to the car port, plumbing for washing machine, base and eye level units in white gloss.

* Main double bedroom with window to rear and door to an ensuite shower room.

* Second double bedroom with window to rear and built-in wardrobe.

* Third single bedroom with window to rear and fourth single bedroom/study with window to front.

* Family bathroom.

* A driveway provides off road parking space and leads under a car port to the extended garage/workshop which is much larger than average and is accessible via an electric front door.

* Lawned gardens with borders lie to side and rear and include a patio at the side, two sheds and a greenhouse. External air source heat pump.

Services

Mains electricity and drainage are connected. We await confirmation regarding a gas connection. Heating is by way of an air source heat pump system which was installed relatively recently.

Local Authority

West Northants District Council. Council tax band F.

Agent's note

The property is approached via an area of Private Road as detailed on the plan below and there is a right of way over it subject to paying towards the cost of maintaining it which are:

• one quarter of the cost of the part edged yellow

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: B

A copy of the full Energy Performance Certificate is available on request.

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £35 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.