

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 = 68.59 sq m / 738 sq ft
First Floor Approx Area = 51.30 sq m / 552 sq ft
Outbuilding Approx Area = 11.93 sq m / 128 sq ft
Total Area = 131.82 sq m / 1418 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.
www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.



6 Whittall Street
 Kings Sutton



6 Whittall Street, Kings Sutton, Oxfordshire, OX17 3RD

Approximate distances

Banbury 4 miles

Bicester 11 miles

Junction 11 (M40 motorway) 5 miles

Oxford 20 miles

Kings Sutton railway station to London Marylebone 1 hour approx.

Banbury to London Marylebone 55 mins approx.

A THREE BEDROOM SEMI DETACHED NON-ESTATE PROPERTY WITH A LONG DRIVEWAY LOCATED IN THE POPULAR VILLAGE OF KINGS SUTTON

Entrance hall, sitting room, kitchen, dining room, three bedrooms, ensuite to master, bathroom, long driveway, rear garden. Energy rating D.

£390,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). On entering Twyford turn left where signposted to Kings Sutton. Travel into the village via Banbury Lane through the sharp bend into Whittall Street. Follow this road around and the property will be found after a short distance just past the pub on the left hand side. A "For Sale" board has been erected for ease of identification.

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, 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 three bedroom semi detached home.
- * Non-estate location.
- * Long driveway.
- * Walking distance to primary school.
- * Enter via the porch which leads to a spacious entrance hall which has two storage cupboard, stairs to first floor.
- * Sitting room with fireplace and three windows allowing in lots of natural light.
- * Kitchen with wall and base mounted units, integrated double oven, space and plumbing for washing machine and dishwasher, door to front driveway and rear garden.
- * Dining room which has ample space for table and chairs, sliding doors overlooking the rear garden.
- * First floor landing with three storage cupboards.
- * The master bedroom is a spacious double with an ensuite comprising WC, wash hand basin and shower cubicle.

* The second bedroom is also a double with window to the front and space for wardrobe.

* Further single bedroom with space for wardrobe.

* Family bathroom fitted with a suite comprising WC, wash hand basin and bath.

* The rear garden has a patio ideal for table and chairs with the remainder being laid to lawn. Side access leading to the front.

* To the front of the property is a long driveway and gravelled area.

Local Authority

West Northants District Council. Council tax band D.

Services

All mains services are connected.

Agents note:

The property has historically suffered from subsidence. All the relevant paperwork can be provided.

Viewing

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

Energy rating: D

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 £30 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.