



19 Glebe Rise

Kings Sutton, Banbury, OX17 3PH



ROUND & JACKSON
ESTATE AGENTS





A stone constructed, Mobley built link-detached three-bedroom bungalow with a garage and covered driveway. The bungalow is located at the end of a very quiet cul-de-sac within the popular village of Kings Sutton and is available with no onward chain.

The property

19 Glebe Rise, Kings Sutton is a good sized Mobley built, stone link detached bungalow which is located at the end of a very quiet cul-de-sac within this popular road in the village of Kings Sutton. The property has a useful covered driveway area with gates, a single garage and a nice sized rear garden. The living accommodation comprises an entrance hallway, cloakroom/W.C, a large sitting/dining room, kitchen/breakfast room, a further hallway, three good sized bedrooms (one of which is currently being used as a dressing room) and a family bathroom. The rear garden is laid to lawn with a patio area adjoining the house and further patio seating areas. To the front of the property there is driveway parking and gates leading to a covered parking area. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Doors leading to the W.C and sitting/dining room.

W.C

Fitted with a white suite comprising a toilet and wash basin with attractive tiled splash backs and tiled flooring. Window to the rear aspect.

Sitting Room

A spacious L shaped sitting/dining room with plenty of space for furniture and a large table and chairs. Window to the rear, a sliding door into the garden and a further window to the front aspect.

Kitchen/Breakfast Room

Fitted with a country style kitchen comprising a range of eye level cabinets, base units and drawers with worksurfaces over, a breakfast bar area, tiled splashbacks and a one and a half bowl sink and drainer. There is an integrated electric oven and grill, four ring electric hob with an extractor over, a washing machine and a fridge-freezer. Window to the front aspect.

Rear Hallway

Doors leading to all rooms, a storage cupboard and loft hatch to the roof space which has a ladder fitted.

Bedroom One

A very large double bedroom with a floor to ceiling window to the front aspect.



Bedroom Two

A good size double bedroom with a window to the rear aspect and a built-in cupboard housing the Glow Worm gas fired boiler and water storage system.

Bedroom Three

A good size single bedroom which is currently being used as a dressing room with fitted wardrobes along one wall. Window to the front aspect.

Bathroom

A white suite comprising a panelled bath, toilet and wash basin with a vanity storage beneath. There is floor to ceiling tiles, tiled flooring, a heated towel rail and a window to the rear aspect.

Garage

A single garage with an up and over door to the front, power and lighting, a window to the rear and gate into the garden.

Outside

To the front of the property there is parking for two vehicles and gates leading into a covered car port where there is parking for one vehicle. To the rear there is a lawned garden, paved patio adjoining the house and an outside tap. At the foot of the garden there is a further patio area and a useful gated storage area.



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 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 2 miles turn left where signposted to Kings Sutton. Continue through 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. Continue along passing the large green and park and turn right into Glebe Rise. Follow the road along and take the second left where number 19 will be found on your left hand side.



Services

All mains services connected. The gas fired boiler is located in the second bedroom.

Local Authority

South Northants District Council. Tax band E.

Viewing arrangements

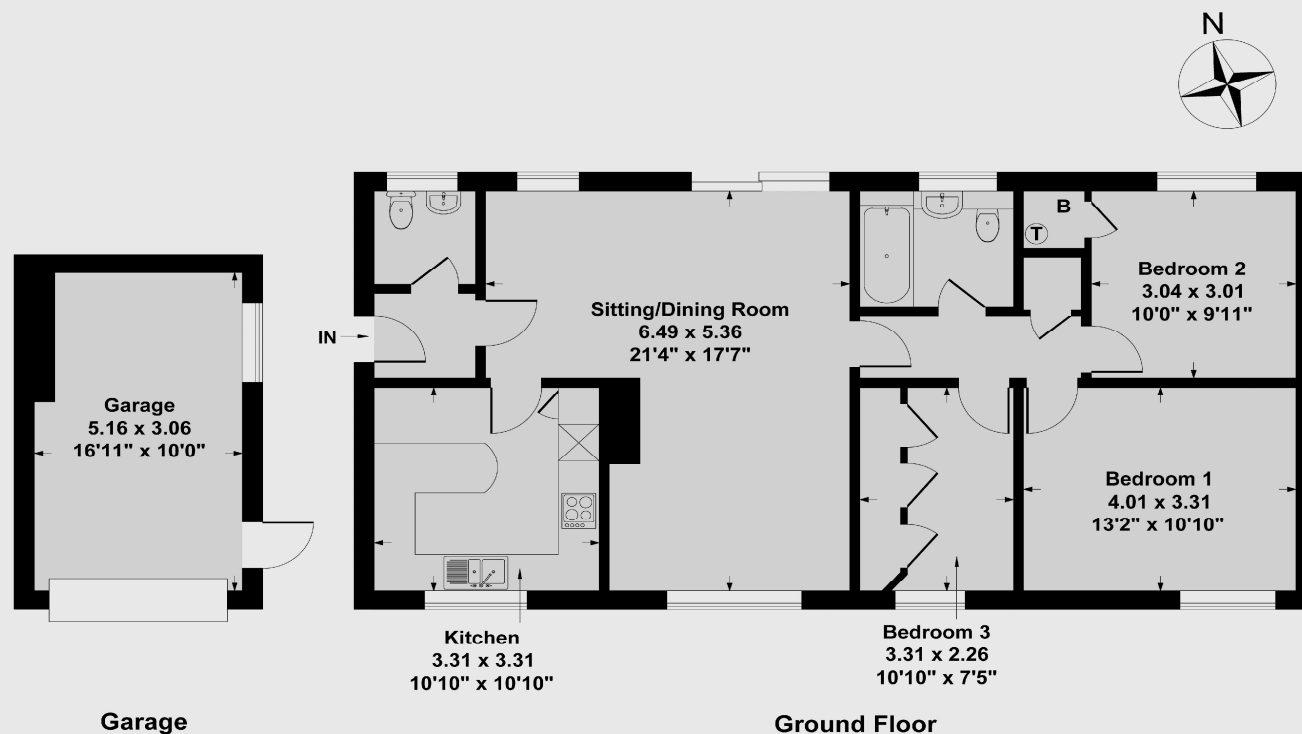
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £425,000





Ground Floor Approx Area = 88.20 sq m / 949 sq ft
Garage Approx Area = 15.16 sq m / 163 sq ft
Total Area = 103.36 sq m / 1112 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		65 D	77 C

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