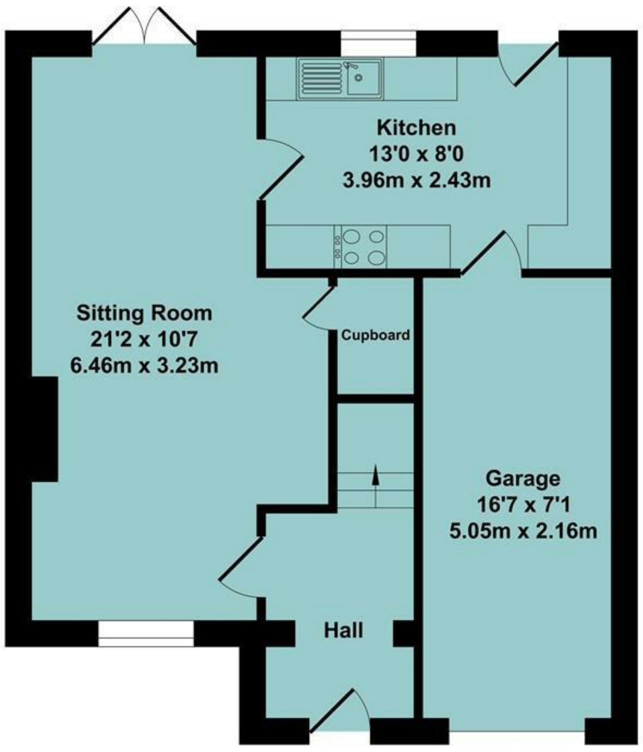
Agents Note

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.

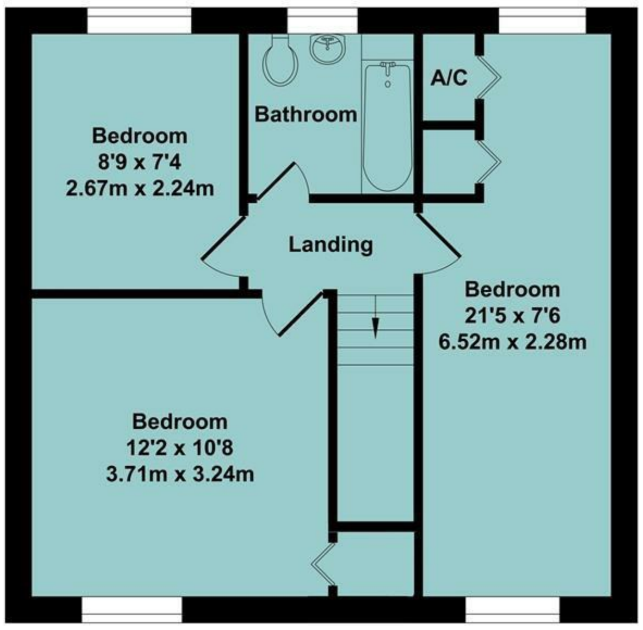
Referral fees

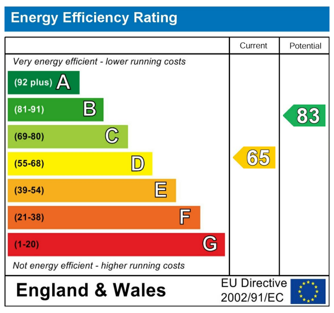
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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. Floor
Area 509 Sq.Ft.
(47.32 Sq.M.)



First Floor
Approx. Floor
Area 461 Sq.Ft.
(42.89 Sq.M.)





Total Approx. Floor Area 971 Sq.Ft. (90.24 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

01295 271414   ankerandpartners.co.uk   post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER

12 Kensington Close

Kings Sutton

Anker

12 Kensington Close, Kings Sutton, Oxfordshire, OX17 3XB

Approximate distances
Banbury town centre 5 miles
Oxford 21 miles
Bicester 13 miles
Brackley 8 miles
Junction 11 (M40 motorway) 6 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. 17 mins

AN EXTENDED AND MODERNISED THREE BEDROOM SEMI DETACHED HOUSE LOCATED AT THE END OF A CUL-DE-SAC IN THE POPULAR AND WELL SERVICED VILLAGE OF KINGS SUTTON A SHORT WALK FROM LOCAL SHOPS, PUBS AND PRIMARY SCHOOL

Entrance hall, sitting room, kitchen, three bedrooms, family bathroom, garage, rear garden, driveway parking to front. Energy rating D.

£350,000 FREEHOLD

Directions

From Banbury proceed in a Southerly direction toward Oxford (A4260). After approximately 2 miles turn left upon reaching Twyford (Adderbury) where signposted to Kings Sutton. Travel into the village and continue along Banbury Lane turning left into Sandringham Road. Take the second on the left into Hampton Drive and continue bearing right into Balmoral Way. Turn left into Blenheim Rise and then this leads into Kensington Close which is the second turning on the right.

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:

* Entrance hall with stairs rising to first floor and door to sitting room.

* Dual aspect sitting room with window to front and double doors to rear garden, door to understairs cupboard, door to kitchen, space for dining table and chairs at the rear.

* Kitchen fitted with a range of base and eye level units with wood effect worktops, neutral cupboard fronts and tiled splashback, inset sink, integral oven and four ring electric hob with extractor over, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer, breakfast bar, window and door to rear garden, door to garage.

* Garage with light, power and up and over door.

* First floor landing with hatch to loft and doors to all rooms.

* Bedroom one is a large double with window to front and built-in storage.

* Bedroom two is dual aspect with windows to front and rear and two storage cupboards, one houses the hot water tank.

* Bedroom three is a single with window to rear.

* Family bathroom fitted with a suite comprising bath with shower over, WC and wash hand basin, window to rear.

* The rear garden is mostly laid to lawn with a patio area and steps leading up to the lawned area. Further decked area and garden shed at the rear.

* To the front there is off road parking for 2-3 cars on the driveway.

Services
All mains services are connected. The boiler is located in the kitchen.

Local Authority
West Northamptonshire District Council. Council tax band C.

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.