



2 Astrop Gardens
Kings Sutton, OX17 3PR



ROUND & JACKSON
ESTATE AGENTS





A well-presented five-bedroom detached family home in the sought-after village of King's Sutton. The property offers spacious accommodation, a garage, and a private south-facing rear garden. Ideally located with convenient rail links into London.

The property

2 Astrop Gardens, Kings Sutton is a well-presented five-bedroom detached family home which offers spacious and versatile accommodation arranged over two floors, making it ideal for modern family living. The ground floor features a welcoming entrance hallway, a generous sitting room with bay window, a separate dining room and a bright conservatory overlooking the rear garden. There is also a spacious kitchen/breakfast room with an adjoining utility room, along with a convenient ground floor cloakroom. Upstairs, the property offers five bedrooms including a large principal bedroom with en-suite shower room, along with a well-appointed family bathroom. Several bedrooms benefit from built-in wardrobes, providing useful storage throughout the home. Outside, the property enjoys a private south-facing rear garden with a patio area, ideal for outdoor dining and entertaining. To the front, a driveway provides parking for several vehicles and leads to a single garage. The property is located in the highly sought-after village of King's Sutton, which offers a range of local amenities, a popular primary school, and a mainline railway station with regular services into London, making it an excellent choice for families and commuters alike. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious entrance hallway with stairs rising to the first floor and doors leading to the ground floor accommodation. Wood-effect flooring and a useful understairs storage cupboard.

Cloakroom and WC

Fitted with a white suite comprising a low level WC and wash hand basin with tiled splash backs. Window to the front aspect, tiled flooring and there is a useful coat storage area.

Sitting Room

A spacious sitting room featuring a central fireplace with inset coal-effect gas fire (currently not in use). Bay window to the front aspect and glazed double doors opening into the dining room.

Dining Room

A generous dining room with wood-effect flooring, glazed double doors to the sitting room and a sliding door leading through to the conservatory.

Conservatory

A useful addition to the property providing further reception space, with tiled flooring and French doors opening out to the rear garden.

Kitchen/Breakfast Room

A spacious kitchen fitted with a range of wooden fronted cabinets with worktops over and tiled splash backs. Integrated double oven, four-ring gas hob with extractor hood, integrated dishwasher and fridge-freezer. Tiled flooring, space for a small table and chairs, and two windows overlooking the rear garden. An archway leads through to the utility room.

Utility Room

Fitted with additional cabinets with worktops over and a further sink with drainer. Space and plumbing for a washing machine and tumble dryer, with a side door providing access to the garden.

First Floor Landing

Doors to all rooms and a loft hatch providing access to the roof space, which is partially boarded and fitted with lighting.

Bedroom One

A large principal bedroom with window to the front aspect, three built-in wardrobes and door to the en-suite which is fitted with a white suite comprising a corner shower, WC, wash hand basin and bidet. Attractive floor-to-ceiling tiling, heated towel rail, wood-effect vinyl flooring and window to the front aspect.

Bedroom Two

A very spacious double bedroom with window to the front aspect and built-in wardrobe.



Bedroom Three

A good sized double bedroom with window to the rear aspect and built-in wardrobe.

Bedroom Four

A double bedroom with window to the rear aspect and two built-in wardrobes.

Bedroom Five

A single bedroom with window to the side aspect.

Family Bathroom

Fitted with a white suite comprising a panel bath, WC and wash hand basin. Floor-to-ceiling tiling, heated towel rail, wood-effect vinyl flooring and window to the rear aspect.

Garage

A good sized single garage with electric up-and-over door, power and lighting, and a wall-mounted Baxi gas-fired boiler.

Outside

The property benefits from a pleasant south-facing rear garden, mainly laid to lawn with established trees and shrubs. A large paved patio adjoins the rear of the house, with pathways to both sides and an outside tap. There is also a wooden garden shed. To the front of the property is an imprinted concrete driveway providing parking for up to four vehicles, with an attractive picket fence fronting the road.

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 two miles turn left where signposted to Kings Sutton. Continue into 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 this road, passing the playing field and the property will be found on your right, just after the turning for Glebe Rise.

Services

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

Local Authority

South Northants District Council. Tax band E.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Offers Over: £595,000





Ground Floor Approx Area = 73.35 sq m / 790 sq ft
 First Floor Approx Area = 78.70 sq m / 847 sq ft
 Garage Approx Area = 14.60 sq m / 157 sq ft
 Total Area = 166.65 sq m / 1794 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		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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