



LEECHADWICK
SOLICITORS LLP
& ESTATE AGENTS



Church Avenue

Kings Sutton

Price £675,000

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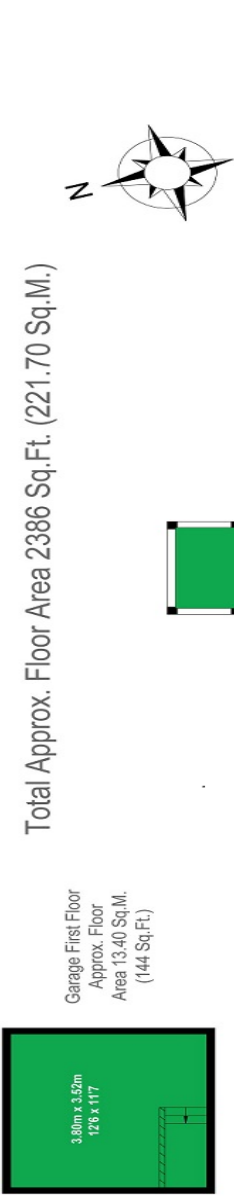
Local Authority: South Northamptonshire

Council Tax Band: G for 2026/2027 - Tenure: Freehold

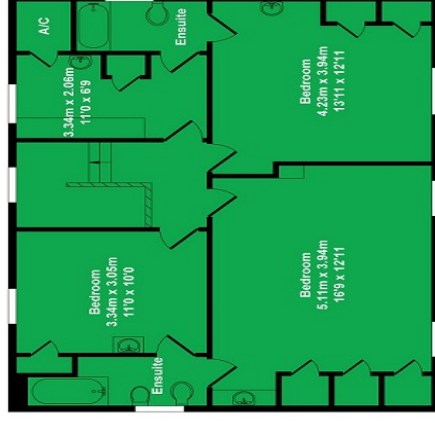
Grade II Listed Building situated in a Conservation Area. This is a Substantial 3 Bedroom Georgian Detached property. In need of updating, comprising Sitting Room with Separate Dining Room, Kitchen with Garden Room in the Popular Village of Kings Sutton with beautiful view of the local Church.

The property comprises:

- Entrance Hall
- Large double aspect Living Room
- Dining Room
- Kitchen
- Garden Room
- Downstairs WC
- Main Bedroom comprised built-in wardrobes with shared bathroom with Bedroom Two
- Third bedroom with ensuite and dressing room
- Garage
- Off-Street Parking



Total Approx. Floor Area 2386 Sq.Ft. (221.70 Sq.M.)



Garage Ground Floor
Approx. Floor
Area 48.30 Sq.M.
(520 Sq.Ft.)

Ground Floor
Approx. Floor
Area 85.30 Sq.M.
(918 Sq.Ft.)

First Floor
Approx. Floor
Area 74.70 Sq.M.
(804 Sq.Ft.)



















Kings Sutton is a Popular Historic Village in West Northamptonshire located just a short distance (approximately 4 miles) from the bustling town of Banbury. The Village boasts its own train station, which makes it very popular with commuters providing direct mainline links via the Chiltern Railways and Great Western Railway to Banbury, Oxford, Bicester and London Marylebone. There is also easy access to the M40 motorway (Junctions 10 and 11) with connections to Oxford and London. The village has two popular pubs with great outdoor spaces. There is a Post Office combined with an artisan store supplying fresh baked goods as well as a local Co-Op. There is a vibrant village community offering a tennis club, football and cricket and so much more.

There is a local mini bus and the service currently runs at least twice a week (including a specific journey to Banbury).

Please see link below to find out more about the village:
<https://kingssutton-pc.gov.uk/the-parish/>

Disclaimer: Lee Chadwick endeavours to ensure that the floorplans, measurements and descriptions are accurate but cannot accept any responsibility for any errors, misstatements or omissions. In any event all measurements are approximate and these particulars are intended for guidance purposes only. Wide angled lenses may have been used for the photography. Lee Chadwick has not tested any appliances and purchasers should not assume that any reference to them means that they are included in the sale. It should not be assumed that any necessary planning or building regulation or listed building consents have been obtained. Any warranty or representation in relation to the property may not be relied upon. These particulars may not be included or relied upon in any offer nor may they form part of any contract. Purchasers must rely on their own inspection, legal enquiry and survey in all respects

Our ref: KR/BOL012