

37 Glebe Rise

Kings Sutton, OX17 3PH

ROUND & JACKSON
ESTATE AGENTS













A spacious three-bedroom stone-built detached bungalow, situated in a quiet cul-de-sac within the popular village of King's Sutton. The property benefits from private gardens, driveway parking, a garage with workshop and is offered for sale with no onward chain.

The property

A spacious three-bedroom stone-built detached bungalow, pleasantly situated in a quiet cul-de-sac within the highly regarded village of King's Sutton. The property offers well-proportioned accommodation throughout, including a spacious open-plan sitting and dining room with an attractive stone fireplace, a fitted kitchen, three double bedrooms and a family bathroom. Outside, there are beautifully established and particularly private gardens to the rear and sides, together with driveway parking, a single garage and a useful adjoining workshop. King's Sutton offers a range of local amenities and benefits from a railway station providing connections towards London and Birmingham. The property is offered for sale with no onward chain. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A welcoming entrance hallway with wood-effect flooring, a useful built-in shelved storage cupboard and doors leading into the kitchen, cloakroom and sitting/dining room.

Sitting Room And Dining Room

A spacious open-plan reception room with an attractive stone fireplace forming a central feature. There is ample space for comfortable seating and a dining table, with sliding patio doors opening onto the private rear garden. Further doors lead into the kitchen and inner hallway.

Kitchen

Fitted with a range of white gloss cabinets with worktops over and tiled splash backs. There is an inset sink and drainer, an integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer and provision for a cooker. A window overlooks the front aspect, with wood-effect flooring and a door leading into the sitting/dining room.

Inner Hallway

Doors lead to all three bedrooms and the family bathroom. There is a built-in cupboard housing the hot water cylinder and a loft hatch with fitted ladder providing access to the partly boarded roof space, which benefits from lighting and houses the Worcester gas-fired boiler.

Bedroom One

A good-sized double bedroom with fitted mirror-fronted wardrobes and matching drawer units. A window to the side aspect overlooks the attractive side garden.

Bedroom Two

A double bedroom with a window overlooking the rear garden.

Bedroom Three

A further double bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath with electric shower over, wash hand basin and WC. There are floor-to-ceiling tiled splash backs, tiled flooring, a heated towel rail and a window to the side aspect.

Rear And Side Gardens

The property benefits from attractive, established gardens which offer an excellent degree of privacy. Immediately adjoining the rear of the bungalow is a paved patio area, with a charming low-level stone wall separating this from the lawned garden, which is bordered by established trees and shrubs. To one side is a further private lawned garden with a timber shed, storage box and water butt. Gated access to the opposite side, where there is an outside tap, leads around to the front of the property.





Front Garden and Driveway
The front garden is mainly laid to lawn with established trees and shrubs, together with a paved pathway and steps leading to the front entrance. A tarmac driveway provides off-road parking, with an additional paved parking area suitable for a second vehicle.

Garage And Workshop
A good-sized single garage with an electric roller door, power and lighting, windows to the side aspect and a useful overhead storage platform. A connecting door leads into an adjoining workshop to the rear, which also benefits from power, lighting and a separate door providing access to the front garden.

Location
King's Sutton is a highly regarded and well-served village situated approximately four miles south-east of Banbury. The village offers local shops, a primary school, public houses and a railway station with services towards London and Birmingham, making it an attractive location for those seeking village living with convenient transport connections.

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 where the property will be found on your left hand side.

Services
All mains services connected. The gas fired boiler is located in the loft space.

Local Authority
South Northants District Council. Tax band D.

Viewing arrangements
Strictly by prior arrangement with Round & Jackson

Tenure
A freehold property

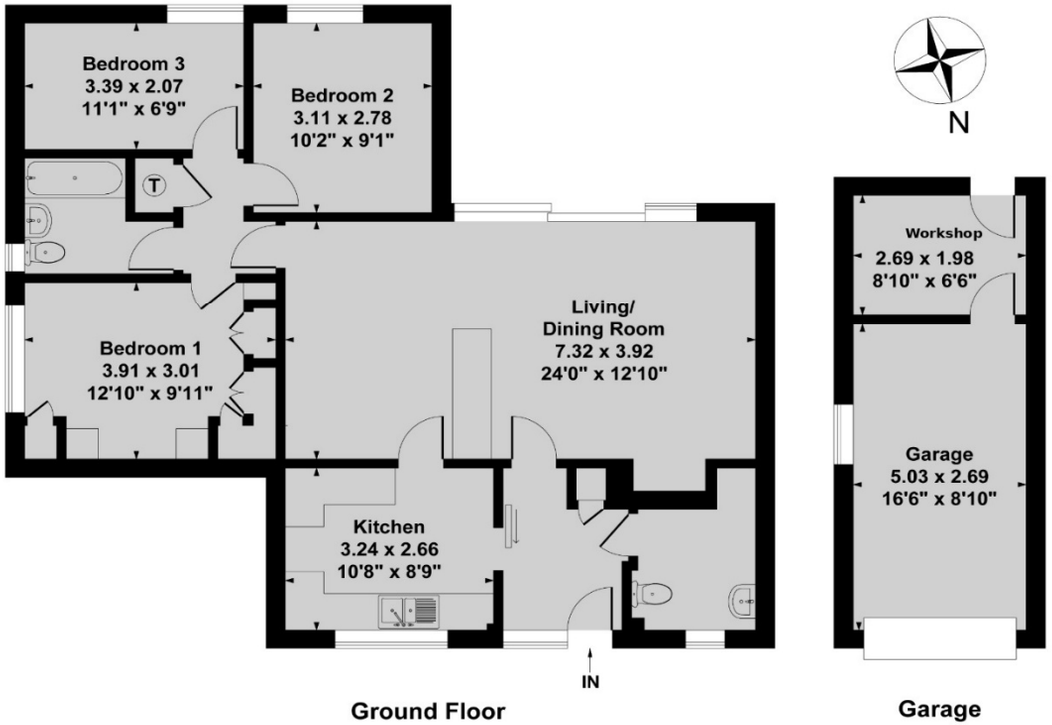
Asking Price: £385,000











Ground Floor

Garage

Ground Floor Approx Area = 85.84 sq m / 924 sq ft
Garage Approx Area = 19.26 sq m / 207 sq ft
Total Area = 105.10 sq m / 1131 sq ft

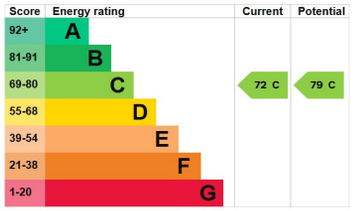
Measurements are approximate, not to scale,
illustration is for identification purposes only.

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