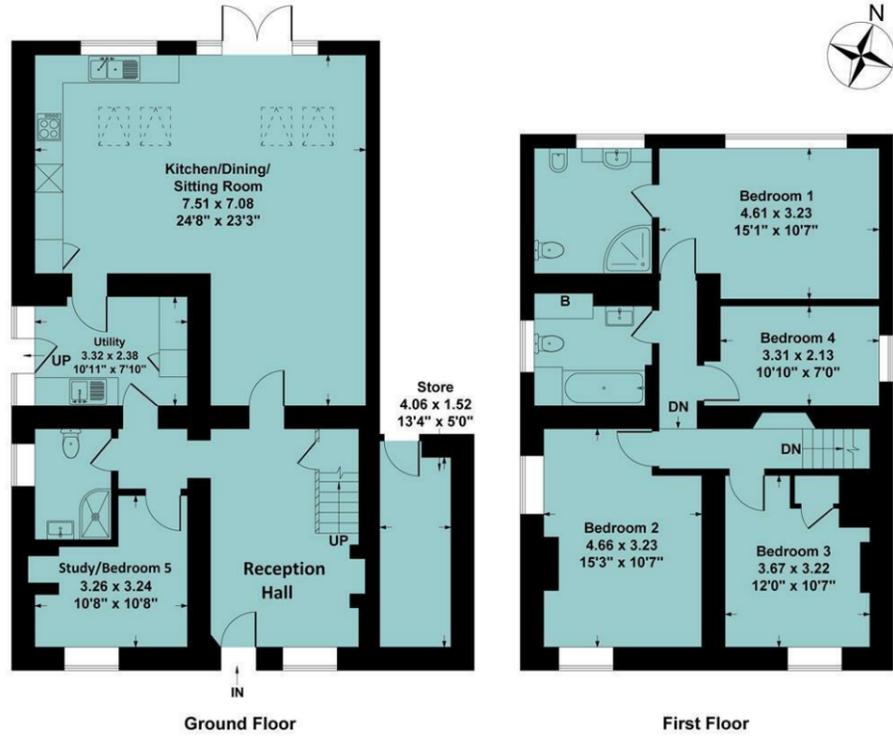


**Agents Note**

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 Area = 97.08 sq m / 1045 sq ft  
 First Floor Approx Area = 76.75 sq m / 826 sq ft  
 Total Area = 173.83 sq m / 1871 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.  
[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01295 271414 [ankerandpartners.co.uk](http://ankerandpartners.co.uk) [post@ankerandpartners.co.uk](mailto:post@ankerandpartners.co.uk)  
 31-32 High Street, Banbury, Oxfordshire OX16 5ER



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



14 Wales Street  
 Kings Sutton



# 14 Wales Street, Kings Sutton, Oxfordshire, OX17 3RR

## Approximate distances

Banbury 4 miles  
Oxford 19 miles, Bicester 13 miles  
Junction 11 (M40 motorway) 3 miles  
Kings Sutton to London Marylebone by rail 65 mins  
Kings Sutton to Oxford 23 mins  
Banbury to London Marylebone by rail 55 mins  
Banbury to Birmingham by rail 50 mins  
Banbury to Oxford by rail 17 mins

**A VERY WELL PRESENTED RENOVATED REMODELLED AND EXTENDED PERIOD HOUSE WITH SPACIOUS FLEXIBLE ACCOMMODATION AND A LARGE REAR GARDEN WITHIN THIS EXCEPTIONALLY WELL SERVED VILLAGE AND WITHIN WALKING DISTANCE OF THE RAILWAY STATION**

**Large reception hall, shower room/WC, ground floor study/bedroom five, spacious open plan living kitchen dining space, utility room, large main bedroom with ensuite shower room, three further bedrooms, family bathroom, gas ch via rads, high quality wood grain effect uPVC double glazing, off road parking to front, large garden to rear, no upward chain. Energy rating C.**

**£725,000 FREEHOLD**



## Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). After approximately 2 miles on entering Twyford (Adderbury) turn left where signposted to Kings Sutton. Follow the road for approximately 3 miles and travel into the village. Continue along Banbury Lane and turn right towards the railway station. Continue past the Post Office on the right and follow the road into Wales Street. The property will be found on the right hand side after a relatively short distance and can be recognised by our "For Sale" board.

## 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:

This spacious detached stone fronted period property has been the subject of complete renovation in recent years. The accommodation has been remodelled and extended and now provides spacious flexible rooms ideal for modern living.

\* Ideally located in a no through road within walking distance of the railway station and the many other amenities in the village including the Post Office which is only about 200 yards away.

\* It has generous off road parking to front and a very large garden to the rear.

\* Approached via a large reception hall the ground floor accommodation features a large open plan living kitchen/dining space with a range of modern units, ample space for a large table and chairs with French doors opening to the patio and rear garden, built-in and integrated appliances, space for fridge/freezer and an adjacent well proportioned utility room with space for further appliances, storage units and a door to the side.

\* Also on the ground floor there is an office/double bedroom as well as a shower room/WC.

\* On the first floor there is a spacious main double bedroom which has a large ensuite shower room with a four piece white suite and window.

\* There are two further double bedrooms, a single and a family bathroom with a modern white suite including bath with shower over, large wash hand basin and WC, window and heated towel rail.

\* Gas central heating via radiators and high quality wood grain effect uPVC double glazed windows in Cotswold olive green.

\* Gravelled driveway to the front providing off road parking space for at least three vehicles with stone walling to the boundaries. From here a wrought iron gate at the side opens to a continuation of the gravelled area where there is water and light connected. To the other side there is a useful stone garden store attached.

\* Sandstone paving wraps around the rear of the house providing a large terrace with outside lighting, beyond which there is a very large lawn with a number of fruit trees including six Plums and an Apple, borders and two standpipes providing water.

## Services

All mains services are connected.

## Local Authority

South Northants District Council. Council tax band D.

## Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

## Energy rating: C

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.

