



55 Astrop Road, Kings Sutton  
OX17 3PS



ROUND & JACKSON  
ESTATE AGENTS





A well-presented five-bedroom detached stone-built bungalow in the popular village of King Sutton. Offering spacious accommodation, a private low-maintenance rear garden, double-length garage, and driveway parking, with excellent rail links to London nearby.

#### The Property

55 Astrop Road, Kings Sutton is a well-presented five-bedroom detached stone-built chalet bungalow is situated in a particularly quiet position on the outskirts of the highly sought-after village of King's Sutton. The property is within easy walking distance to the cricket and tennis clubs and also the village centre and all amenities, including rail links to London, Birmingham and Stratford. The property offers spacious and versatile accommodation arranged over two floors. To the ground floor, an entrance porch leads into a welcoming hallway, providing access to a well-appointed kitchen, separate utility room, annex, dining room, and a generous sitting room ideal for both relaxing and entertaining. There are also three large double bedrooms and a spacious family bathroom on this level.

To the first floor, the accommodation continues with an impressive principal bedroom benefiting from an en suite shower room, along with a further additional bedroom, making it ideal for growing families or guests.

Externally, the rear garden has been thoughtfully designed for low maintenance, featuring an attractive paved seating area, stone-edged raised borders, and an artificial lawn section. To the front, the property is complemented by planted beds and an imprinted concrete driveway providing ample parking for several vehicles, in addition to a tandem double garage.

#### Entrance Porch

A useful porch with tiled flooring and a door leading into the hallway.

#### Hallway

A spacious hallway with wooden flooring and doors leading to the ground floor rooms. There is a built-in shelved cupboard housing the hot water tank.



#### Kitchen

A refitted kitchen with a range of grey cabinets with worktops over and tiled splashbacks. Fitted with an inset sink and drainer, integrated electric oven and grill, dishwasher, fridge freezer, four-ring gas hob and extractor hood. A large built-in cupboard houses the Vaillant gas-fired boiler, and a large window to the front aspect provides a pleasant outlook. A door leads into the lobby.

#### Lobby

With stone flooring and a door to the front providing access to the driveway, along with further doors to the kitchen and utility room.

#### Utility Room

Fitted with units in keeping with the kitchen, with worktop, sink and tiled splashbacks, along with wood-effect flooring. There is space and plumbing for a washing machine, a window overlooking the rear garden, and doors leading to the garage and games room.

#### Annex

A particularly versatile space, currently used as a games room. This room could also serve as an office space, gym or an additional bedroom. French doors leading out onto the rear garden.

#### Dining Room

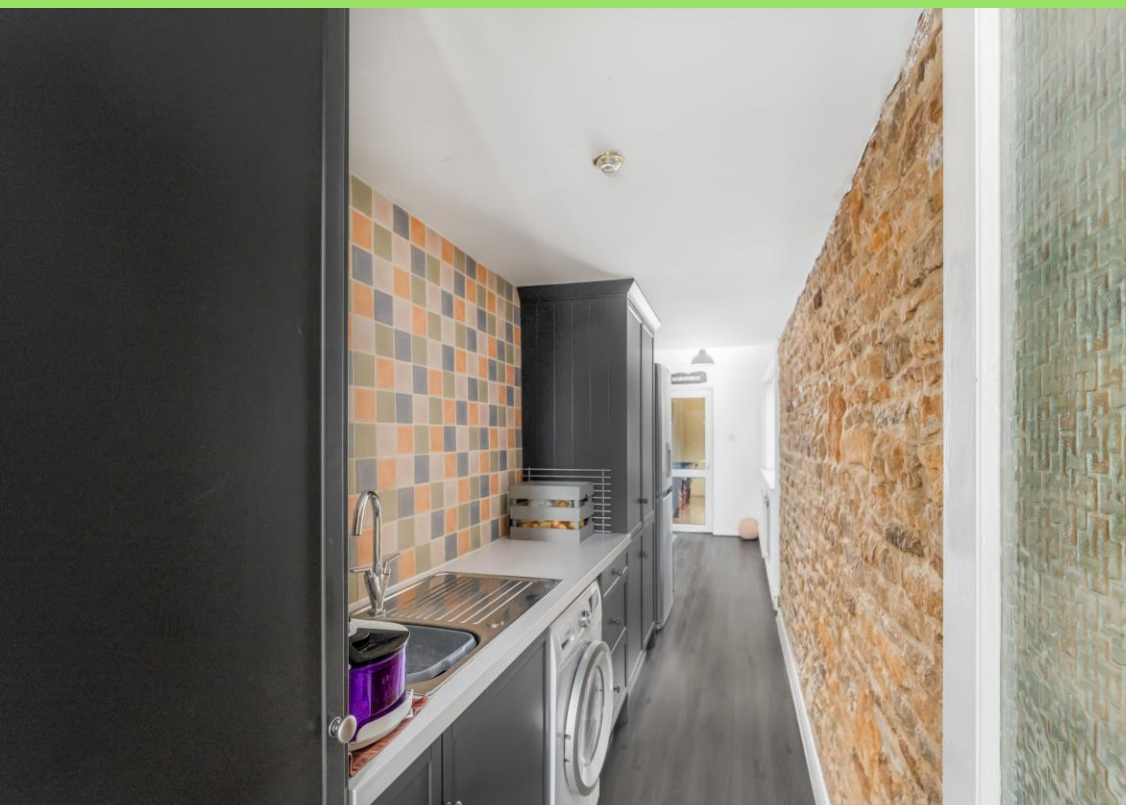
A pleasant room with quality wooden flooring continuing from the hallway, a window to the rear aspect, and stairs rising to the first floor.

#### First Floor (from dining room)

A small landing area with a Velux window, access to loft space, and a large walk-in cupboard.

#### Cloakroom/W.C

Fitted with a white suite comprising WC and wash basin, with tiled flooring, heated towel rail, and a window to the rear aspect.





### Sitting Room

A very spacious open-plan room with windows to the front offering pleasant views and French doors to the rear garden. Features include a central stone fireplace with gas fire (which can be used as an open fire), a built-in bar unit with cupboard beneath, and access to the inner hallway.

### Inner Hallway

With stairs rising to the first floor and doors leading to three bedrooms and the family bathroom.

### Bedroom One

A spacious first-floor principal bedroom with two Velux windows to the rear and a further side window, along with some useful eaves storage. There is some restricted headroom and access to a useful storage cupboard. The en-suite is fitted with a suite comprising shower cubicle, WC and wash basin, with tiled flooring and a Velux window to the rear.

### Bedroom Two

A large ground floor double bedroom with a window to the front aspect, enjoying a pleasant outlook.

### Bedroom Three

A large ground floor double bedroom with a window to the rear aspect and fitted wardrobes.

### Bedroom Four

A large ground floor double bedroom with a window to the rear aspect.

### Bedroom Five

A spacious first-floor room with two Velux windows, exposed brickwork, and useful eaves storage, though with some restricted headroom.

### Family Bathroom

An impressive bathroom fitted with a white suite comprising panel bath, separate shower cubicle, WC and wash basin with vanity storage beneath. Finished with attractive wall and floor tiling, heated towel rail, and a window to the front aspect.



### Garage

A large tandem garage providing parking for two vehicles, with power, lighting, a workbench, electric roller door to the driveway, and internal access to the utility room.

### Outside

To the rear, the garden is designed for low maintenance, being mainly paved with an artificial lawn section, enclosed by an attractive stone wall with raised, well-stocked planted borders. There is an outside tap, external power point, gated side access, and a high degree of privacy. To the front, an imprinted concrete driveway provides parking for at least three vehicles, complemented by stone-edged planted borders, additional well-stocked beds, and a stone pathway leading along the front of the property. An attractive stone wall fronts the property, and the property enjoys pleasant views from this aspect.

**Asking Price: £750,000**

### 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 Astrop Road for approximately 0.4 miles, where you will see a turning on your left-hand side just before you leave the village and number 55 will be found immediately on your left.

### Services

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

### Local Authority

South Northants District Council. Tax band F.

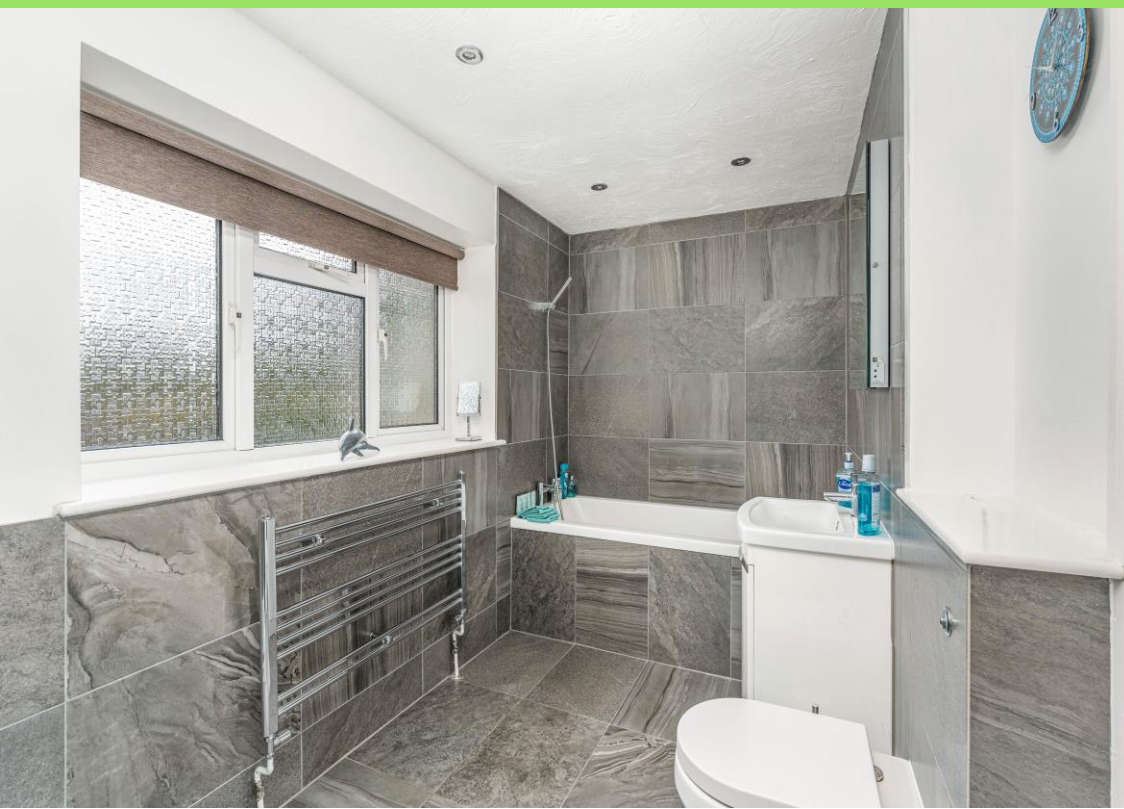
### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property.







**Ground Floor Approx Area = 182.63 sq m / 1966 sq ft**  
**First Floor Approx Area = 55.90 sq m / 602 sq ft**  
**Garage Approx Area = 30.87 sq m / 332 sq ft**  
**Total Area = 269.40 sq m / 2900 sq ft**

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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