



15 The Willows, Kings Sutton, Banbury, OX17 3QJ
Guide Price £375,000 Freehold

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Deceptively Spacious Three Bedroom Village Home

Situated in a quiet cul-de-sac position within the highly sought after village of King Sutton, 15 The Willows is a deceptively spacious three bedroom terraced home offering generous accommodation, a substantial rear garden, and excellent potential for further enhancement. Ideally located within easy walking distance of local amenities including shops, schools, church, and primary school, this property presents an excellent opportunity for families, first-time buyers, or those looking for village living with convenience.

The home benefits from two reception rooms, a fitted kitchen, three large double bedrooms, and a bathroom, while the useful outbuildings to the rear offer scope to be incorporated into the main accommodation, subject to requirements. Offered for sale with no onward chain, the property also has the potential for front parking, subject to the necessary permissions.

Entrance hallway | Dual-aspect living room | Dining room | Kitchen | Three large double bedrooms | Family bathroom | Outbuildings including outside WC | Large rear garden | Potential for off-road parking (subject to permissions)

Entrance Hallway

Accessed via a UPVC double-glazed door, the entrance hallway features an obscured front-facing window, wall-mounted radiator, and staircase rising to the first floor.

Living Room

A spacious dual aspect reception room with windows to both the front and rear, creating a bright and welcoming living space. A fireplace with stone surround serves as a focal point, currently fitted with an electric fire, with the potential to be reopened as an open fire or log burner, subject to necessary checks.

Dining Room

A well-sized second reception room with laminate wood flooring, front-facing window, and radiator. This room opens into the kitchen, creating a sociable layout ideal for everyday family life.

Kitchen

Fitted with a range of base and wall units with laminate worktops, built-in sink, electric oven, and four-ring gas hob. There is also space and plumbing for a washing machine, under-counter fridge, tiled splashbacks, rear-facing window, and door leading directly to the garden.

Landing

With doors to all first-floor rooms, rear-facing obscured window, loft access, and airing cupboard housing the hot water tank and Worcester boiler.

Bedroom One

A large double bedroom positioned to the front aspect, benefiting from a built-in over-stairs storage cupboard and radiator.

Bedroom Two

A spacious double bedroom overlooking the rear garden, complete with radiator and a large built-in storage cupboard.

Bedroom Three

Another excellent-sized bedroom with front-facing window and radiator. Currently fitted with a disability lift, which could be removed if no longer required.

Bathroom

A three-piece suite comprising low-level WC, wash hand basin, and wet room style shower. Fully tiled walls, radiator, obscured rear-facing window, sunken spotlights, and electric fan heater complete the space.

Outside

To the front, the property is approached via wrought iron gates, with a paved pathway leading to both the front and side access doors. The remainder of the frontage is mainly laid to shingle, centred around a diamond-shaped patio feature, with mature shrubs and trees providing an attractive outlook. The front is enclosed by hedging for privacy.

The current owner has previously approached the council regarding the creation of off-road parking, and was advised that this would be possible, subject to the necessary permissions. The frontage offers potential to accommodate up to four vehicles.

To the rear, a covered side passageway leads to three outbuildings, including two storage rooms and an outside WC. These spaces offer excellent practicality and potential for further adaptation.

The rear garden is a standout feature of the property—generous in size and mainly laid to lawn, with shingle borders, established flower beds, and a central patio seating area. Additional shingled areas and mature shrubs can be found toward the rear, all enclosed by timber panel fencing.

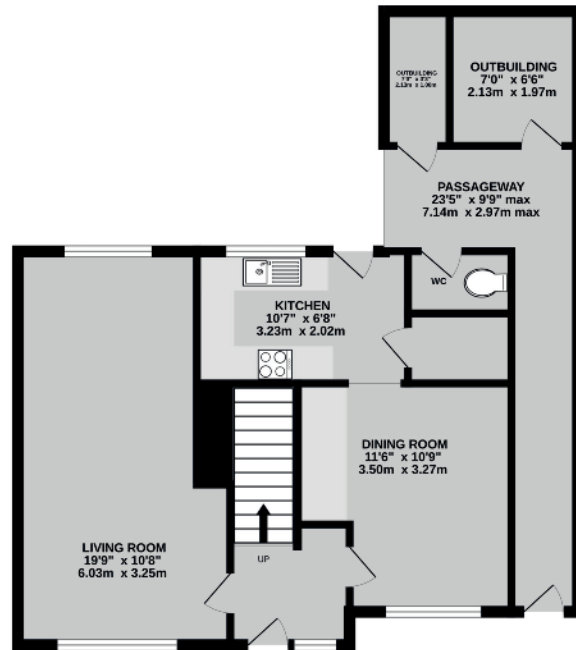
Services: All Council Tax Banding:
Authority: Cherwell District Council
Directions:



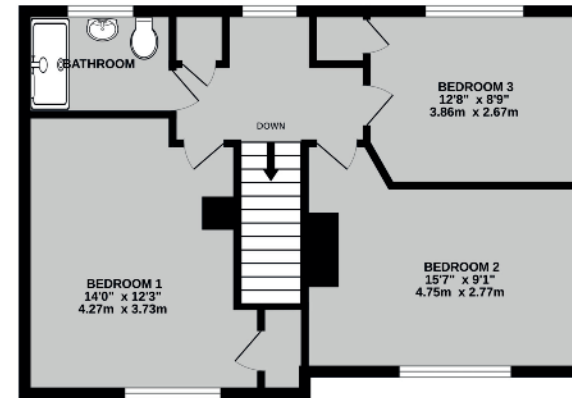




GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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