



8 Halestrap Way, Kings Sutton, Banbury, Oxon OX17 3SF  
£370,000

Stanbra  
Powell | Estate Agents  
Valuers  
Property Lettings





*A double fronted semi-detached house located in this sought after well-served South Northants village, offered with no onward chain.*

**Entrance hall | Cloakroom | Dual aspect living room | Dual aspect kitchen/dining room | Master bedroom with en-suite | Two further bedrooms | Bathroom | Gardens to front and rear | Garage | Driveway | UPVC double glazing | Gas central heating**

Providing well-balanced accommodation throughout, a three bedroom semi detached house benefiting from garage and driveway. The property was built by Banner Homes approximately 11 years ago to a high specification.

#### Ground Floor

Canopy porch.  
Front door.

**Entrance hall:** Stairs rising off to first floor. Useful understairs storage. Thermostat for heating. Door to cloakroom.

**Cloakroom:** Pedestal handbasin and low level WC. Tiling to splashback areas. Heated towel rail. Extractor fan.

**Living room:** Dual aspect living room with window to front, double glazed patio doors giving access to garden.

**Kitchen/diner:** Comprehensive range of contemporary wall and base units. Stainless steel bowl and a half sink unit and drainer. Integrated Bosch dishwasher. Integrated Bosch 4 ring gas hob with electric oven under, extractor fan over. Integrated Bosch fridge/freezer. Cupboard housing gas boiler for domestic hot water and central heating. Tiled flooring. Window to rear aspect.

#### First Floor

**Landing:** Window to rear. Airing cupboard housing tank and immersion heater.

**Master bedroom:** Double bedroom with fitted wardrobes.

**En-suite:** Double width fully tiled shower cubicle, wall hung handbasin and low level WC. Tiling to splashback areas. Heated towel rail. Shaver socket.

**Bedroom two:** Double bedroom to front aspect. Fitted wardrobes.

**Bedroom three:** Generous single bedroom to rear aspect.

**Bathroom:** White suite comprising of panelled bath with mixer tap shower and thermostatic shower over, wall hung handbasin and low level WC. Tiling to splashback areas. Heated towel rail. Shaver socket. Extractor fan.

#### Outside

**Rear garden:** Enclosed by fencing and stone walling. Predominantly laid to lawn. Patio area. Outside tap. The garden measures approximately 36 ft in width x 25 ft length. To the rear of the garden is a detached single garage.

**Garage:** Metal up and over door. Light and power connected. Door giving access to garden.

**Driveway:** In front of the garage providing off road parking for one vehicle.

**Front:** Enclosed front garden enclosed by wrought iron fencing. Laid to bark, hedgerow. Pathway to front door.

#### Agents Note

There is a communal charge of £27.56 a month paid to Premier Estates for maintenance of communal lawns and hedgerows.

#### Kings Sutton

Kings Sutton is a well- served village, situated on the Northamptonshire/Oxfordshire borders approximately 4 miles south east of Banbury. The village amenities include a primary school, co-op, post office, two churches, two pubs, playing fields and a regular bus route. There is also a railway station, providing services to Oxford and London.

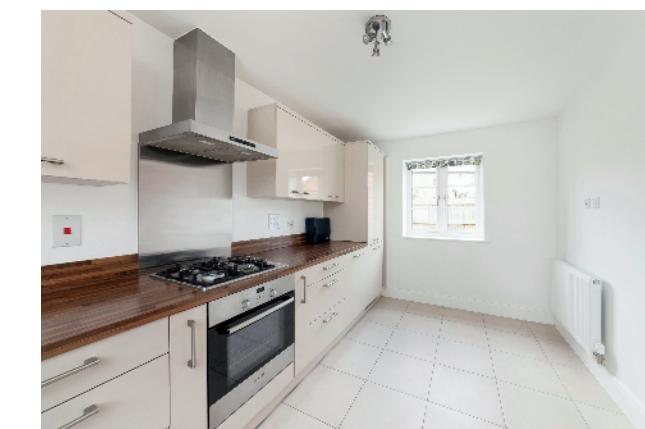
**Services:** All

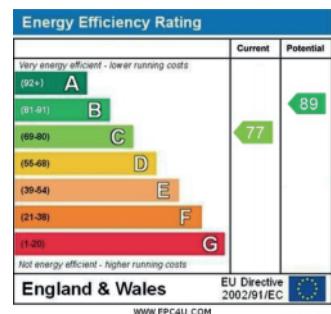
**Council Tax Banding:** D

**Authority:** South Northants Council

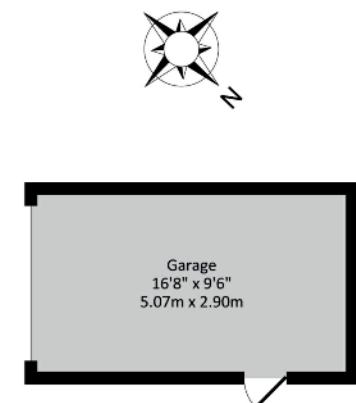
**Directions:** From Banbury Cross proceed south on the Oxford Road and after three miles take the left turn to Kings Sutton. Continue into the village of Kings Sutton and Banbury Lane can be found on the left hand side upon entry. Halestrap Way is on the right hand side.



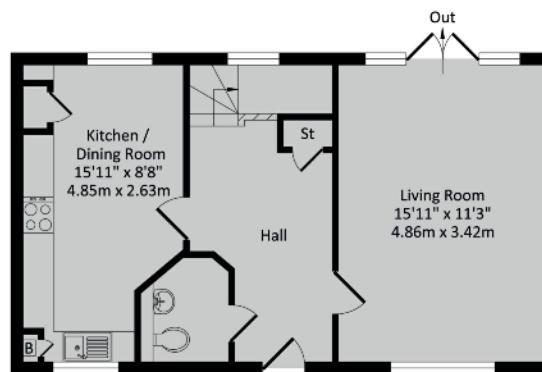




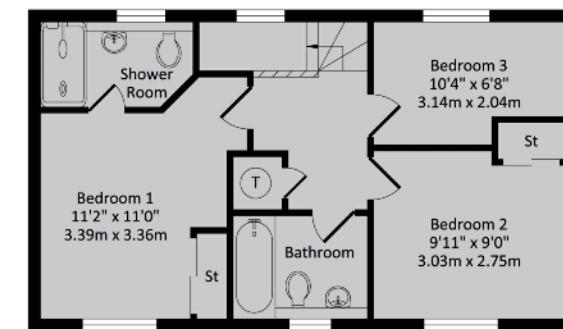
Garage  
158 sq.ft. (14.70 sq.m.) approx.



Ground Floor  
450 sq.ft. (41.80 sq.m.) approx.



First Floor  
450 sq.ft. (41.80 sq.m.) approx.



**TOTAL APPROX. FLOOR AREA 1058 sq.ft. (98.30 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**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.

Viewing: Through appointment with Stanbra Powell



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