



**Connells**

Upper Paradise  
Kings Sutton Banbury



## Property Description

A truly exceptional detached village home enjoying spectacular far-reaching views, a private elevated setting and beautifully presented accommodation extending to over 1,700 sq. ft.

Tucked away in a quiet no-through road, Avalon offers spacious and versatile accommodation extending to over 1,700 sq. ft. The property features a superb open-plan living space with a wood-burning stove, atrium-style skylight and French doors opening onto the rear garden, perfectly framing the beautiful views beyond.

The kitchen/breakfast room is well equipped with integrated appliances, whilst a useful cellar provides additional storage space. There is also a ground floor study, ideal for home working.

The accommodation includes three double bedrooms, all benefiting from en-suite facilities. Two bedrooms are located on the ground floor with modern wet rooms, while the impressive principal suite occupies the first floor, enjoying spectacular views, a freestanding roll-top bath and a stylish en-suite shower room.

Outside, a large driveway provides extensive parking and leads to a garage. The gardens are mainly laid to lawn and enjoy a high degree of privacy, with the rear garden offering a wonderful setting to take in the panoramic village and countryside views.

The current owners particularly love the outstanding outlooks, peaceful tucked-away location, generous parking, privacy and easy walk to both the village amenities and railway station.

## Local Area

Kings Sutton is one of the area's most sought-after villages, positioned on the Oxfordshire/Northamptonshire border and offering a superb balance of village living and commuter convenience.

The village provides a range of amenities including a village shop, Post Office, highly regarded primary school, public houses, church and community facilities. A particular advantage is Kings Sutton Railway Station, which is within easy walking distance of the property and provides direct services to London Marylebone, Oxford and Birmingham.

The nearby market town of Banbury offers extensive shopping, leisure and educational facilities, whilst Oxford, Bicester and Stratford-upon-Avon are all easily accessible. The M40 motorway provides excellent road links to London, Birmingham and the national motorway network.

## Transport

Approximate Distances:

\* Kings Sutton Railway Station: 0.5 miles

\* Banbury: 5 miles

\* Brackley: 7 miles

\* Bicester: 13 miles

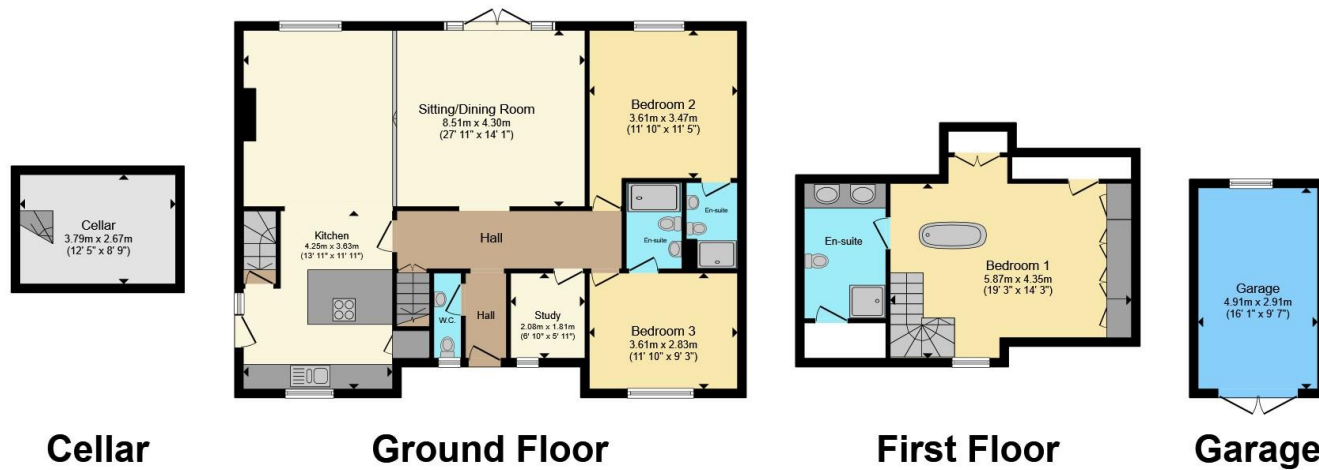
\* Oxford: 21 miles

\* Stratford-upon-Avon: 24 miles









Total floor area 158.0 m<sup>2</sup> (1,701 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D Council Tax Band: E

Tenure: Freehold

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