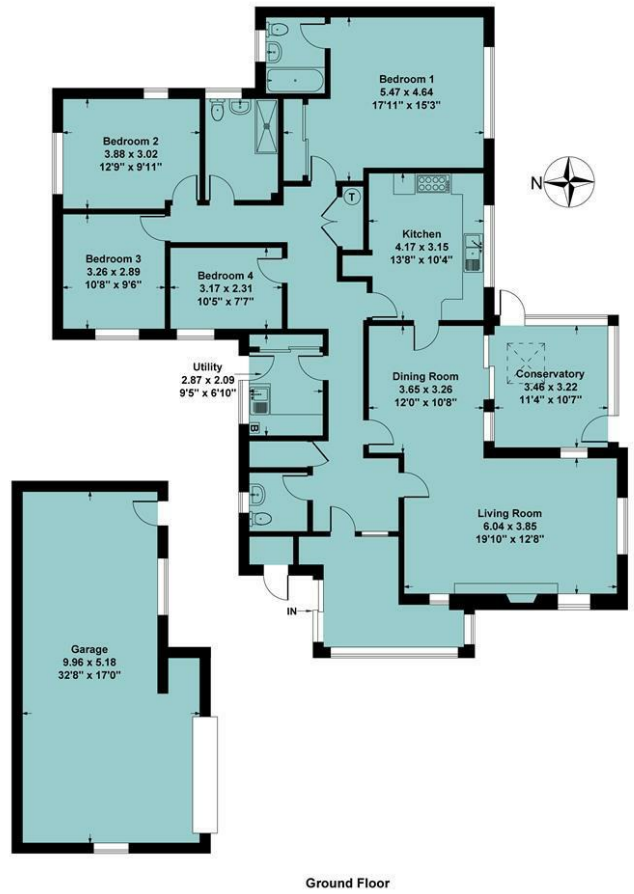
Agents Note

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

Ground Floor Approx Area = 174.19 sq m / 1875 sq ft
Garage Approx Area = 44.44 sq m / 478 sq ft
Total Area = 218.63 sq m / 2353 sq ft

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

www.focuspointhomes.co.uk



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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.

15 Holland Rise
Kings Sutton

Anker

15 Holland Rise, Kings Sutton, Oxfordshire, OX17 3RZ



Approximate distances
Banbury 5 miles, Brackley 7 miles
Junction 11 (M40 motorway) 5 miles
Kings Sutton railway station 0.5 miles
Banbury railway station 6 miles
Oxford 21 miles, Stratford upon Avon 24 miles
Bicester 13 miles
Kings Sutton to London Marylebone by rail 1 hour approx.
Banbury to London Marylebone by rail 55 mins approx.
Kings Sutton to Oxford by rail approx. 25 mins
Banbury to Oxford by rail approx. 19 mins

A SPACIOUS WELL PLANNED DETACHED STONE BUILT BUNGALOW LOCATED IN A SMALL EDGE OF VILLAGE NO THROUGH ROAD WITH LOVELY VIEWS OVER ADJOINING COUNTRYSIDE

Large porch, large hall, cloakroom, sitting room, dining room, garden room, kitchen/breakfast room, main bedroom with ensuite bathroom, three further bedrooms, shower room, gas ch via rads, driveway for 3-4 vehicles, very large garage/workshop, wraparound gardens, no upward chain. Energy rating C.

£625,000 FREEHOLD











Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). On the outskirts of Twyford (Adderbury) turn left where signposted to Kings Sutton. Follow the road via Banbury Lane into Whittal Street and at the T-junction continue straight ahead into Mill Lane passing The White Horse pub on the left. Take the last turning on the left into Holland Rise and the property will be found straight ahead of you 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:

* A very spacious detached stone bult bungalow located on the edge of the village in a small enclave of similar properties forming part of a small cul-de-sac development.

* Adjoining countryside over which there are lovely views as well as views from the garden towards the village and the church spire in the distance.

* Well planned layout in need of updating.

* Spacious porch and large hall with cloakroom.

* Sitting room with double aspect, stone fireplace with log store and open access to the dining room with window to rear and sliding double glazed patio doors to the garden room which has exposed stone walls, pine panelling and a double glazed picture window maximising the rural views, door opening to the rear garden.

* Kitchen/breakfast room with a range of units, space for range cooker with hood over, space for fridge/freezer, window to rear with lovely country views, space for table and chairs.

* Very good main double bedroom with window to rear and outlooks over the fields, large bult-in double wardrobe, door to ensuite bathroom with a coloured suite and half tiled walls, window.

* Second double bedroom which has a double aspect.

* Third small double/large single bedroom with window to front and a fourth single bedroom/study with window to front.

* Family shower room fitted with a large walk-in shower, wash hand basin and WC, window, half tiled walls.

* Gas central heating via radiators and sealed unit double glazed windows.

* Externally there is a driveway at the front providing off road parking space for 3-4 vehicles from where there is gated pedestrian access to both sides of the bungalow. Access is therefore available all around the property.

* From the driveway an electric door opens to a very large double garage and workshop which has power and light connected and window.

* The main area of garden is lawned with borders with a patio, pergola, further larger lawned area with mature trees enjoying the view of the church spire in the distance. From here there is a gate to a small courtyard area ideal for drying clothes in a tucked away space and a path leads to the back door and a personal door opens to the garage.

Services

All mains services are connected.

Local Authority

West Northants District Council. Council tax band F.

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 £35 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.