



Little Street, Sulgrave
Banbury, Northamptonshire, OX17



Beyond your expectations

Deceptive modern family bungalow in 0.43 of an acre

Hamptons International
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Four Bedrooms | Sitting Room | Kitchen/Breakfast Room | Master En-Suite Bathroom and Guest En-Suite Shower Room | Family Bathroom | Cloakroom | L-Shaped Hallway | Boot Room | Double Garage | Front and Rear Gardens | Oil Fired Heating

Guide Price £600,000 Freehold

Description

An individual and deceptive four bedroom family bungalow located towards the edge of the village. The property stands in gardens and grounds approaching half an acre backing onto gardens and farmland beyond.

Modernised by the current owner, the property provides an open plan style of living with a large feature kitchen/breakfast/dining room area which has bi-folding patio doors directly onto a timber deck. The kitchen is fitted with a range of modern units and a central island. There are fitted appliances to include two ovens, fridge, dishwasher and separate freezer. The sitting room provides a comfortable space featuring an open fireplace. The master and guest bedrooms each have en-suite facilities with modern white suites.

Outside

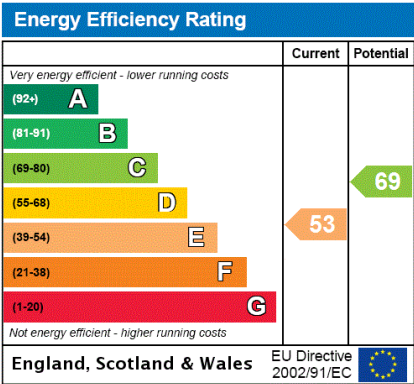
The property is set back from Little Street and approached from a private gravelled driveway with hardstanding for three/four vehicles with access to a double garage with power and light connected. The front gardens are enclosed by fencing and laid principally to lawn with well stocked flowering borders and a pathway from the driveway, leading to the front entrance. The rear gardens are fully enclosed and enjoy a southerly aspect. There is a timber decked terrace adjacent to the property leading on to well kept gardens that are principally laid to lawn and complemented with well stocked flowering borders. In all, 0.43 of an acre.

Location

Sulgrave is an attractive village located between the market towns of Banbury and Brackley. The whole village is renowned for its connection to George Washington's ancestors. The Church of St James was built in the 14th Century and this lies adjacent to the Saxon Castle which is now a grassed paddock. There are many important listed buildings in the village, particularly the 16th Century Sulgrave Manor, ancestral home of the Washington family. The village has a shop, post office and a public house. The nearby village of Culworth has primary schooling and it is within the catchment of Chenderit secondary school in Middleton Cheney. From Banbury there is Jct 11 of the M40 and a mainline railway station to London Marylebone.

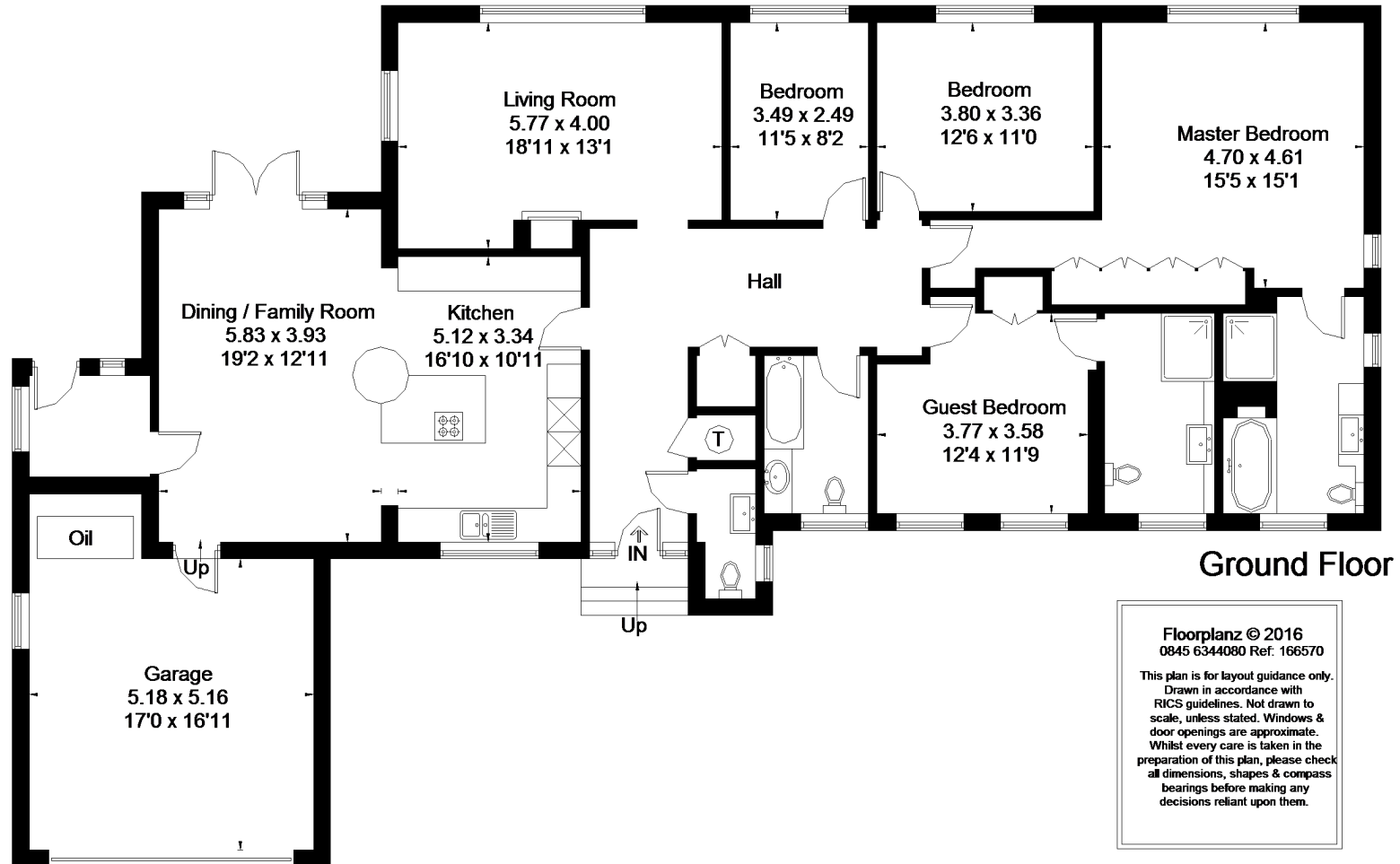
Additional Information

Oil Fired Heating | UPVC double glazed windows



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Approximate Gross Internal Area
212.6 sq m / 2288 sq ft (Including Garage)



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

