



Red Lion Street, Kings Sutton
Banbury, Oxfordshire, OX17



Beyond your expectations

Outstanding 5/6 Bedroom Georgian Residence

Hamptons International

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5 Bedrooms | Sixth Bed/Study | 3 Ensuite Facilities (1 Jack & Jill) | Entrance Hall | Sitting Room With Wood Burning Stove | Dining Room With Character Fireplace | Open Plan Kitchen | Breakfast & Family Room | Utility Room & Cloakroom | Cellar | Rear Garden & Driveway Parking | No Onward Chain

Guide Price £699,950 Freehold

Description

A stunning example of a fine Georgian residence having been renovated to a very high standard by the current owners. The property offers light and spacious accommodation over three floors with the kitchen, breakfast and family room giving a wonderful open plan feel with glazing across the rear of the property to encompass the garden as a further entertaining area. The quality Sheraton kitchen offers a central island with granite worksurface, an Aga with 5 ring induction hob, grill, plate warmer and two full size fan ovens (by separate negotiation), integral dishwasher, integral fridge & freezer and Belfast sink. Off of the kitchen is a utility room and cloakroom with a door from the entrance hall giving access to a cellar. To the front of the property there is a lovely and light sitting room with wood burning stove and a dining room with ornate character fireplace, both with bay windows. To the first floor there are three bedrooms and a further study or possible bedroom. One bedroom has direct access to the Jack and Jill bathroom, another has its own ensuite shower room. To the second floor there are two further bedrooms, one currently used as a dressing room with access to an ensuite shower room which in turn leads to a small kitchenette with sink and onto the master bedroom with dual aspect, vaulted ceiling, exposed ceiling beams and a cast iron feature fireplace with television above.

Outside

The property is approached via steps from Red Lion

Street with a retaining stone wall. To the right of the property a driveway leads to the rear garden area with gravel parking for a number of vehicles and a brick garden store and bin storage area to the side. The main garden is divided between a large patio area which leads from the kitchen, breakfast & family room, it makes an ideal entertaining space with steps that lead up to the lawned garden with deep filled flower borders with a range of topiary, lavender and other established herbaceous planting. The garden is enclosed by fencing, established trees and hedgerow giving a good degree of privacy and seclusion.

Location

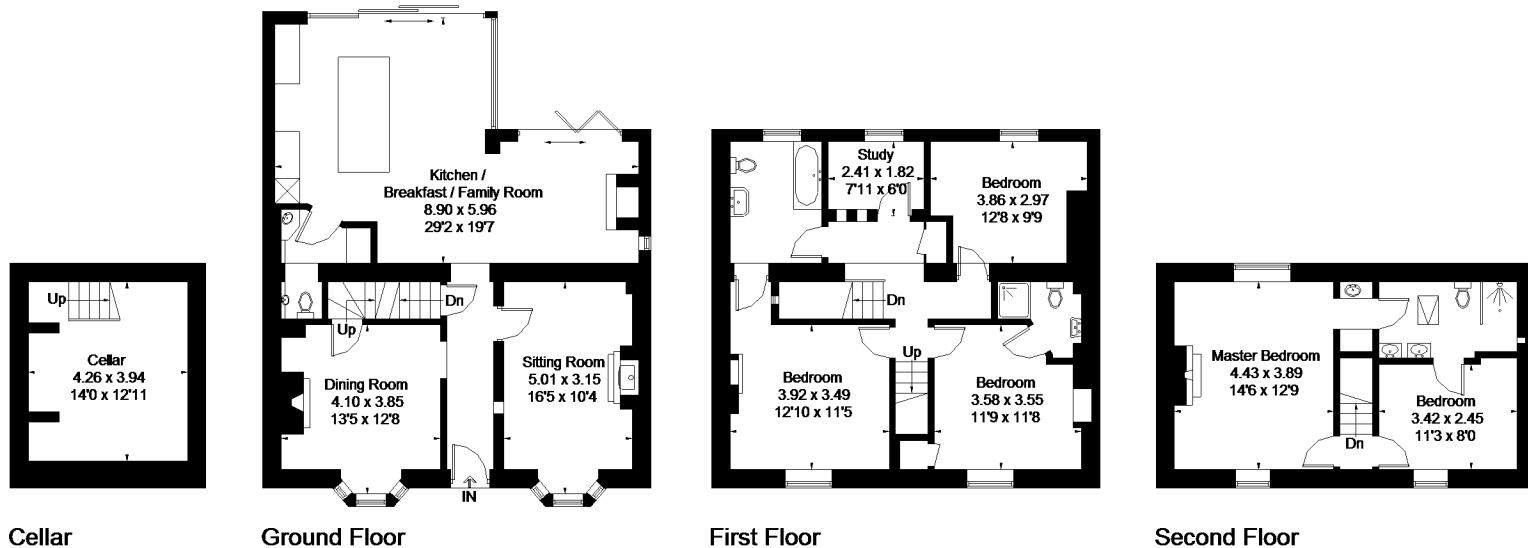
Kings Sutton is located south east of Banbury off the A4260. This is one of the larger villages within the area and facilities include a local shop, village post office, two public houses (one of which was winner of the best gastro pub by the Oxfordshire Restaurant Awards in 2014) and a tennis club. The village has its own main line railway station where London Marylebone and Birmingham can be accessed in around an hour. By road King Sutton is located between junction 10 of the M40, for those wishing to go south, and junction 11 for those wishing to travel north and the motorway can be easily reached in 15 minutes. Primary schooling is available within the village (Ofsted rating "good"), whilst secondary schooling is at the Chenderit School in Middleton Cheney or Bloxham School, in Bloxham.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 194 sq m / 2088 sq ft
Cellar = 17 sq m / 183 sq ft
Total = 211 sq m / 2271 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 169419

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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.

