



Astrop Road, Kings Sutton
Nr Banbury, Oxfordshire, OX17



Beyond your expectations

Grade II Listed four bedroom home

Hamptons International

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www.hamptons.co.uk

Entrance Hall | Large First Floor Sitting Room | Dining Room | Kitchen | Breakfast Room | Four Bedrooms | Bathroom | Cottage Garden | END OF CHAIN

Guide Price £365,000 Freehold

Description

A substantial Grade II Listed period village house built of local stone with more recent additions. Built between 1700 and 1750 the Old Lacehouse would have been one of the so called 'Lace schools' which were crucial to the lacemaking industry in Northamptonshire between the 17th and 19th centuries. The large, well-lit room on the first floor which would have accommodated the bobbin lace makers and their pillows is now a spacious sitting room. The property has many additional character features including oak and tiled flooring, exposed stonework and timbers, brace & ledge doors, window seats and attractive working fireplaces. The accommodation includes a dining room full of character, kitchen/breakfast room comprises a range of base and wall units with a solid oak work surface, ceramic sink and overlooks the garden. A breakfast bar separates the kitchen from the breakfast room, which has French doors opening on to the cottage garden.

On the first floor in addition to the sitting room, there is a guest bedroom and family bathroom. The remaining three bedrooms occupy the top floor with the main feature being a superb master bedroom with vaulted ceiling and exposed 'A' frame timbers.

Outside

To the rear there is a pretty and private south facing enclosed cottage style garden with exceptionally well stocked flower and shrub borders, patio area and lawn.

Location

Kings Sutton is a thriving village with an attractive village square and a medieval church whose spire rises over beautiful English countryside. One of its two public houses hosts an award winning restaurant. Within a few minutes walking distance of the property are two local shops, (one with a post office) and a main line railway station with excellent direct services to London Marylebone (61 min) and Birmingham (65 min). The M40 is accessible at either J10 or J11. The village has a primary school and a secondary school is available in Middleton Cheney.

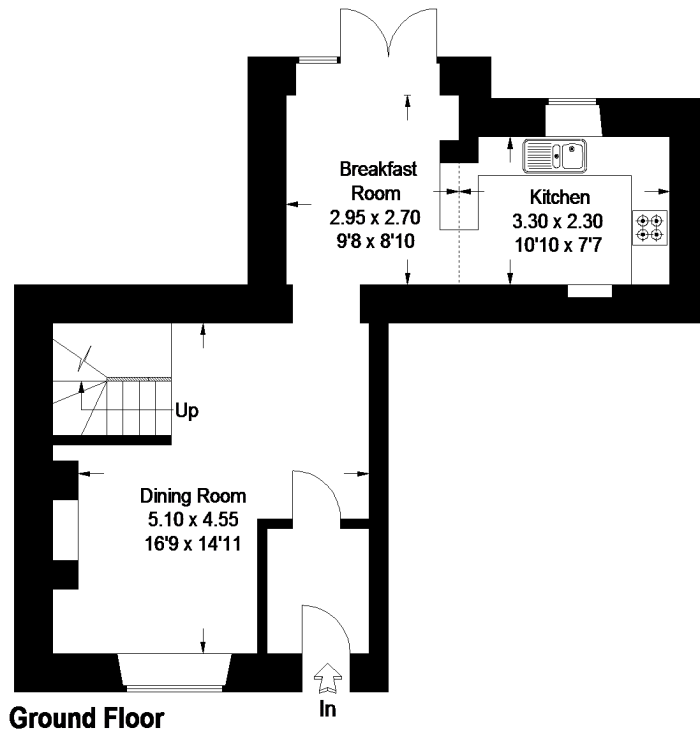
Additional Information

The Old Lace House is subject to a flying freehold. Gas fired heating to radiators.

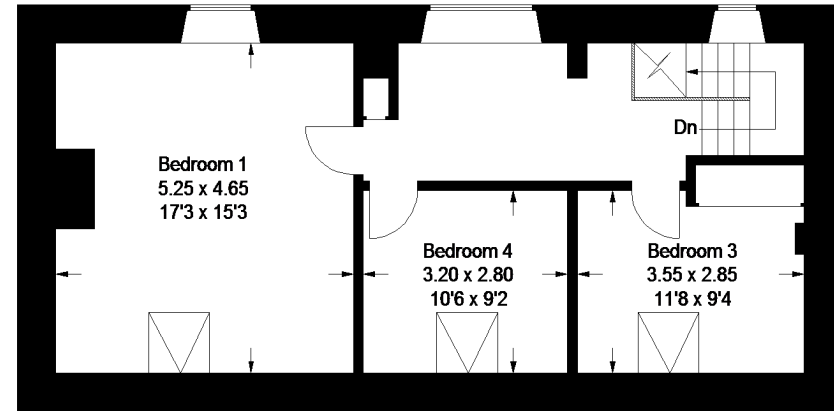


Kings Sutton, Northamptonshire

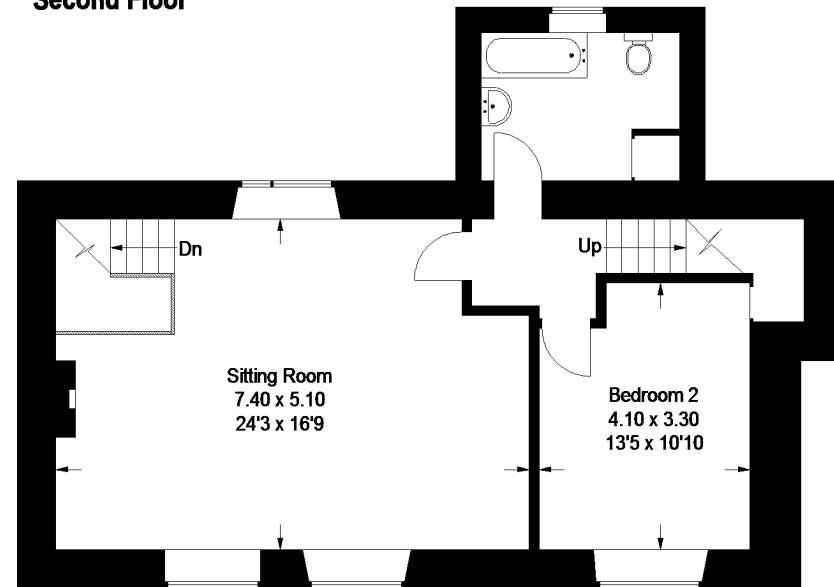
Approximate Gross Internal Area :- 169 sq m / 1819 sq ft



Ground Floor



Second Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale
Job Ref. 84581

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.

