



49 Hampton Drive, Kings Sutton, Banbury, Oxon OX17 3QR
£799,995

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





Newly built detached house, benefiting from a large south facing rear garden within this sought after development enjoying a private gated road position.

Entrance porch | Reception hallway| Cloakroom | Living room with feature bay window and Inglenook fireplace| Separate dining room| Further sitting room| Kitchen/breakfast room| Utility| Master bedroom with en-suite| Four further bedrooms| Double garage| Driveway| Large rear garden| Open plan garden to front

Available immediately, a five bedroom detached house providing in excess of 2600 sq ft of accommodation and complemented by a larger than average rear garden. The property has pleasant views to front aspect and is available for completion immediately. Located on the popular 'Little Rushes' development.

Ground Floor

Front door leads to;
Entrance porch with keypad for alarm system.
Spacious reception hall.
Cloakroom: Wall mounted hand basin. Low level WC. Tiling to splashback areas. Tiled flooring. Extractor. Useful store cupboard.
Living room: To front aspect with feature walk-in bay window. Inglenook fireplace with provisions for log burner. Double doors giving access to **separate dining room**. Casement doors giving access to garden.
Further sitting room to front aspect.
Kitchen/Breakfast room: Stainless steel inset sink unit and drainer. Comprehensive range of wall and base units. Integrated four ring Siemens halogen hob with stainless steel canopy extractor. Integrated Siemens double oven and grill. Siemens fridge/freezer. Corian work surfaces. Tiled flooring. Casement doors giving access to garden. Door to;
Utility: Stainless steel inset sink unit and drainer. Matching base units. Work surface, free space and plumbing for washing machine and tumble dryer. Wall mounted Ideal Logic gas boiler for domestic hot water and central heating. Tiled flooring. Door to side.

Agents Note

There is under floor heating with individual thermostats in each room.

First Floor

Landing: Airing cupboard housing hot tank and further store cupboard.
Master bedroom: Views over farmland and green area to front. Fitted wardrobes.
En-suite: Walk-in shower unit with fully tiled cubicle. Wall mounted hand basin. Low level WC. Tiling to splashback areas. Tiled flooring. Heated towel rail. Recessed spotlights. Extractor.
Bedroom two: Window to front aspect.
En-suite: Walk-in shower unit with fully tiled cubicle. Wall mounted hand basin. Low level WC. Tiling to splashback areas. Two heated towel rails. Tiled flooring. Recessed spotlights. Extractor.
Bedroom three: Velux windows. Casement doors giving access to Juliette balcony.
En-suite: Fully tiled walk-in shower unit. Heated towel rail. Wall mounted hand basin. Low level WC. Tiled floor. Tiling to splashback areas. Velux window. Shaver socket. Recessed spotlights.
Two further double bedrooms.
Bathroom: White suite. Tiled bath with mixer tap shower. Wall hung hand basin. Low level WC. Two heated towel rails. Tiling to splashback areas. Tiled floor. Shaver socket. Recessed spotlights. Extractor.

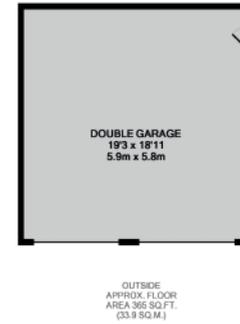
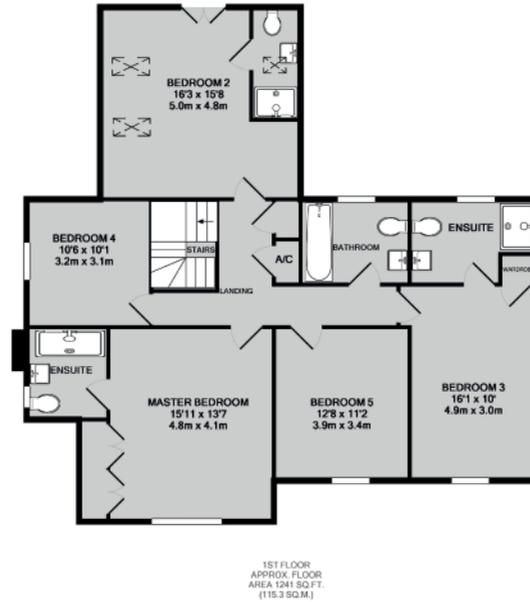
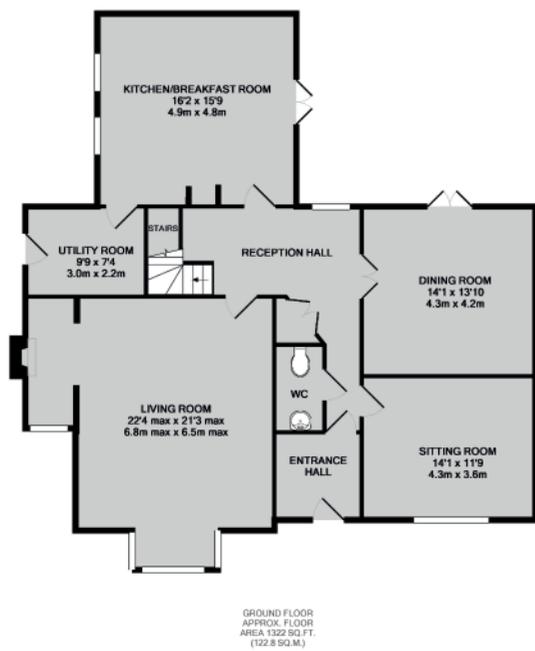
Outside

Rear garden: South facing, fully enclosed by close board fencing. Predominately laid to lawn. Patio area. The garden measures 90 ft at its maximum point in length. **Further garden to the side.**
Front: Open plan laid to lawn.
Side: Block paved driveway giving off road parking for several vehicles. Leading to brick built **double garage** with two metal up and over doors to front. Personal door to side giving access to the garden. Light and power connected. Pitched roof for storage.

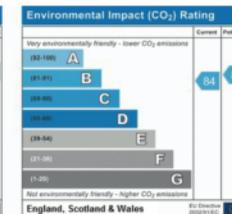
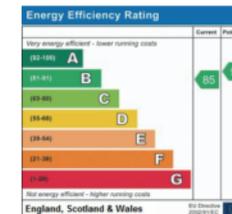
Services: All
Council Tax Banding: To be confirmed.
Authority: South Northants Council
Directions: From Banbury Cross proceed south on the Oxford Road and at Twyford turn left onto the Kings Sutton Road. Upon entering Kings Sutton take the first left turn into Sandringham Road and second left into Hampton Drive.







TOTAL APPROX. FLOOR AREA 2927 SQ.FT. (271.9 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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