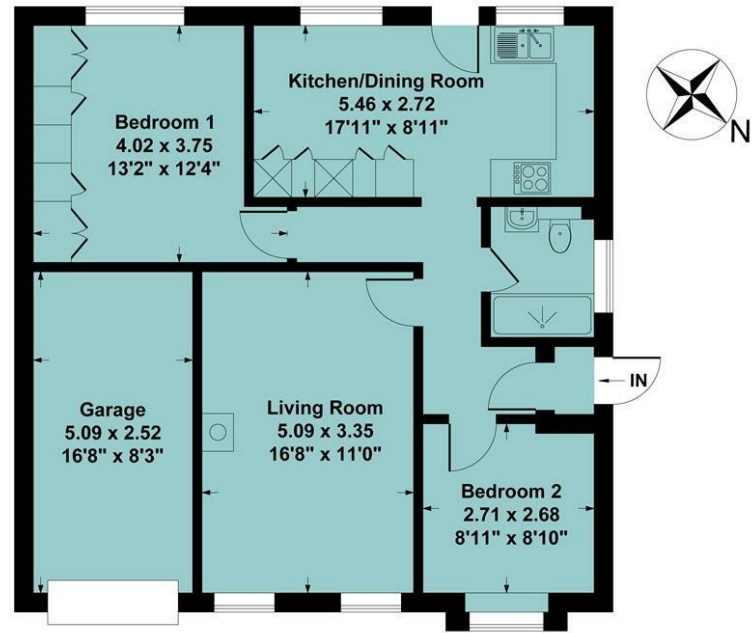


**Agents Note**

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.

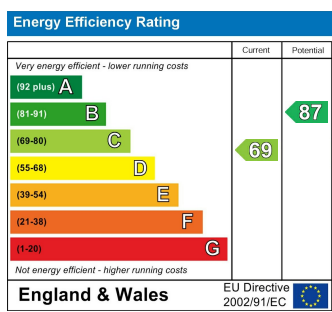


Ground Floor

Ground Floor Approx Area = 66.63 sq m / 717 sq ft  
 Garage Approx Area = 12.82 sq m / 138 sq ft  
 Total Area = 79.45 sq m / 855 sq ft

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

[www.focuspointhomes.co.uk](http://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.



11 Blenheim Rise  
 Kings Sutton



# 11 Blenheim Rise, Kings Sutton, Oxfordshire, OX17 3QX

## 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

**PRESENTED TO THE MARKET IN IMMACULATE  
CONDITION IS THIS TWO BEDROOM DETACHED  
BUNGALOW BENEFITTING FROM A MODERN KITCHEN  
DINER, A SPACIOUS LOUNGE WITH LOG BURNER PLUS  
A GARAGE AND OFF ROAD PARKING.**

**Entrance porch, entrance hall, two bedrooms living  
room, kitchen/diner, shower room, generous rear  
garden, garage and driveway parking. Energy  
rating C.**

**£360,000 FREEHOLD**



## Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). After approximately 2 miles turn left upon reaching Twyford (Adderbury) where signposted to Kings Sutton. Travel into the village and continue along Banbury Lane turning left into Sandringham Road almost opposite Kings Sutton garage. Follow the road around bearing left onto Hampton Drive and then right onto Balmoral Way. At the next corner the property will be seen on the right hand side.

## 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:

- \* Entrance porch leading to the entrance hall where there doors to the living room, both bedrooms, kitchen/diner, hatch to loft, solid oak flooring.
- \* Living room with two windows to the front, log burning stove and wood effect lino flooring.
- \* Master bedroom with window to rear, built-in wardrobes and drawers.
- \* Bedroom two is a double with bay window to front and oak flooring.
- \* Shower room fitted with a walk-in double shower cubicle, WC and vanity wash hand basin, heated towel rail, tiled floor and tiled walls, window to side.
- \* Kitchen/diner fitted with a range of base and

eye level units with black granite worktop over, inset double sink, integrated washing machine, slimline dishwasher, fridge freezer, double oven and four ring induction hob with extractor over, spotlights, tiled flooring, two windows and door to the rear garden.

\* The garden is mostly laid with artificial grass with a large patio seating area as well as a decked area immediately outside the back door with steps leading down to the patio. An additional decked area leads from the back door around to the gated side access.

\* To the front there is off road parking for at least three vehicles and access to the garage with an up and over door, light and power.

## Services

All mains services are connected. The boiler is located in the loft.

## Local Authority

West Northants District Council. Council tax band C.

## 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 £30 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.