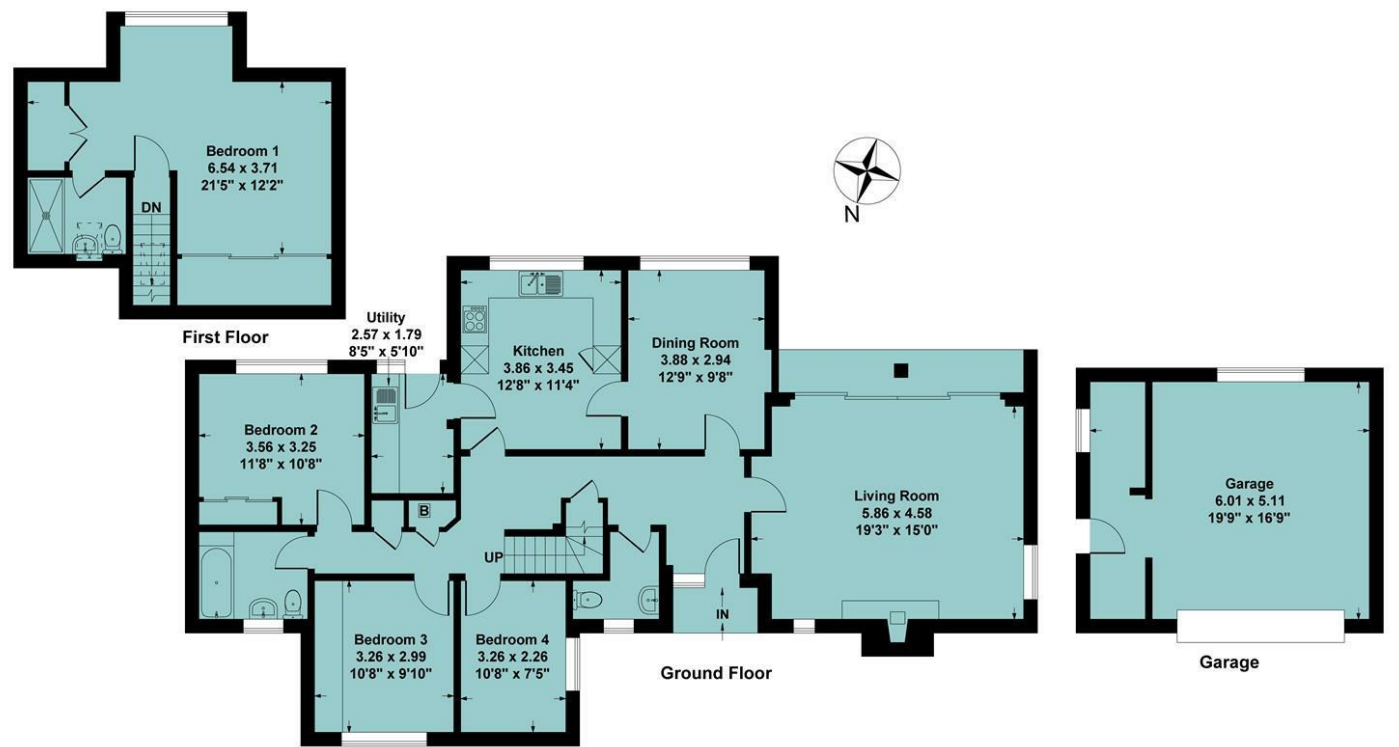


**Agents Note**

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 Approx Area = 115.31 sq m / 1241 sq ft  
 First Floor Approx Area = 31.86 sq m / 343 sq ft  
 Garage Approx Area = 30.71 sq m / 331 sq ft  
 Total Area = 177.88 sq m / 1915 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.  
[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01295 271414 [ankerandpartners.co.uk](http://ankerandpartners.co.uk) [post@ankerandpartners.co.uk](mailto:post@ankerandpartners.co.uk)  
 31-32 High Street, Banbury, Oxfordshire OX16 5ER



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 Holland Rise  
 Kings Sutton



# 11 Holland Rise, Kings Sutton, Oxfordshire, OX17 3RZ

## 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

**A DETACHED STONE BUILT CHALET BUNGALOW OCCUPYING A TUCKED AWAY POSITION AT THE END OF A NO THROUGH ROAD BACKING ONTO OPEN FIELDS OVER WHICH THERE ARE VIEWS**

**Hall, cloakroom, sitting room, dining room, kitchen/breakfast room, utility room, main bedroom suite with dressing area and shower room, three further bedrooms, family bathroom, gas ch via rads, solar panels, double garage, generous driveway parking, attractive southwest facing garden, no upward chain. Energy rating C.**

**Guide Price £650,000 FREEHOLD**



## Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). On the outskirts of Twyford (Adderbury) turn left where signposted to Kings Sutton. Follow the road via Banbury Lane into Whittal Street and at the T-junction continue straight ahead into Mill Lane passing The White Horse pub on the left. After a short distance Holland Rise will be found on the left. Take the second turning in and follow the road around until reaching a large mature tree where upon bear right and the property will

## 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:

- \* A detached stone built chalet bungalow located in a tucked away no through road on the outskirts of this sought after village lying on the Northamptonshire/Oxfordshire borders.
- \* Backing onto fields with a southerly aspect.
- \* Spacious accommodation which requires updating.
- \* Hall with storage and ground floor cloakroom housing a coloured suite.
- \* Living room with stone open grate fireplace, windows to front and side, sliding double glazed patio doors allowing access to rear garden and views over the fields beyond.
- \* Separate dining room with window to rear and views, door to the kitchen/breakfast room which we believe could be opened into one large open plan space subject to building regulations approval where required. It also enjoys an aspect over the garden and fields beyond.
- \* Kitchen/breakfast room with built-in double oven, hob and integrated dishwasher, window to rear and door to the utility room which has plumbing for washing machine, space for tumble dryer, water softener, door and window to the rear garden.
- \* Three ground floor bedrooms and a family bathroom.
- \* Main bedroom suite on the first floor which has a window to the rear with lovely far reaching views over the adjoining countryside. The dressing area has built-in wardrobes and a door to the ensuite shower room which has a modern white suite including a walk-in shower, semi recessed wash hand basin and WC.

\* To the front of the property there is parking for several vehicles on a large driveway and a detached double garage which has power and light connected, window to rear, electric up and over door and personal door to the garden.

\* The rear garden which, as mentioned above, is south facing and adjoins the fields. It has a paved patio, artificial lawn, well stocked beds and borders, vegetable and soft fruit beds. There are paths to both sides of the property and to one side there is a paved area with further well stocked borders.

## Services

All mains services are connected. The wall mounted gas fired boiler is located in a cupboard in the hall.

\* Gas central heating, double glazing and solar panels.

## Local Authority

West Northants District Council. Council tax band F.

## 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.

The property is approached via an area of Private Road as detailed on the plan below and there is a right of way over it subject to paying towards the cost of maintaining it which are:

- half of the cost of the part edged blue
- one third of the cost of the part edged green
- one quarter of the cost of the part edged yellow