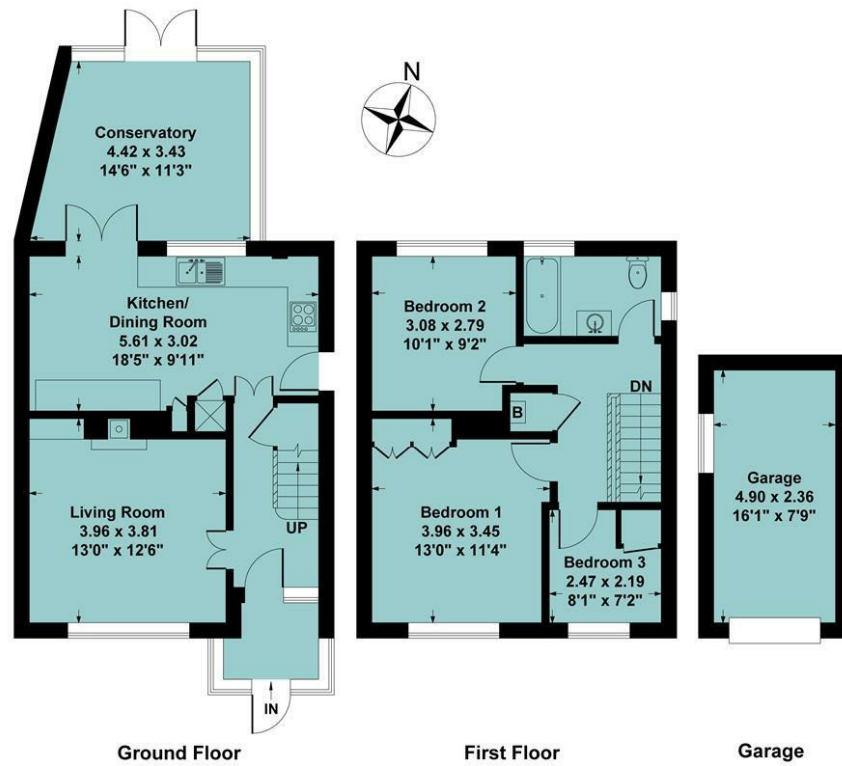


**Agents Note**

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 = 56.66 sq m / 610 sq ft  
 First Floor Approx Area = 39.88 sq m / 429 sq ft  
 Garage Approx Area = 11.56 sq m / 124 sq ft  
**Total Area = 108.10 sq m / 1163 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			
(81-91) B			
(69-80) C		69	80
(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.



38 Wales Street  
 Kings Sutton



# 38 Wales Street, Kings Sutton, Oxfordshire, OX17 3RR

## Approximate distances

Banbury 4 miles  
Oxford 19 miles, Bicester 13 miles  
Junction 11 (M40 motorway) 3 miles  
Kings Sutton to London Marylebone by rail 65 mins  
Kings Sutton to Oxford 23 mins  
Banbury to London Marylebone by rail 55 mins  
Banbury to Birmingham by rail 50 mins  
Banbury to Oxford by rail 17 mins

**A SEMI DETACHED NON-ESTATE THREE BEDROOM HOUSE LOCATED ON THE EDGE OF THE VILLAGE IN A NO THROUGH ROAD WITH VIEWS OF OPEN COUNTRYSIDE AND WITHIN EASY WALKING DISTANCE OF THE RAILWAY STATION AND POST OFFICE**

**Porch, hall, sitting room with wood burner, open plan kitchen/dining room, conservatory, three bedrooms, bathroom, garage and driveway parking, gardens to front and rear. Energy rating C.**

**£365,000 FREEHOLD**



## Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). After approximately 2 miles on entering Twyford (Adderbury) turn left where signposted to Kings Sutton. Follow the road for approximately 3 miles and travel into the village. Continue along Banbury Lane and turn right towards the railway station. Continue past the Post Office on the right and follow the road into Wales Street. Continue along Wales Street toward the railway station and the property will be found on the right

## 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 non-estate three bedroom semi detached house lying on the outskirts of the village with views of open countryside and within easy walking distance of the railway station and Post Office.

\* The well presented accommodation is arranged on two floors and at ground floor level it features a porch and hall from which double doors open to the sitting room which has a cosy and homely feel with a fireplace housing a wood burning stove and there is a window to the front.

\* Open plan kitchen/dining room with a range of shaker style units in cream with ample space for table and chairs, generous storage, underfloor heating, built-in oven and hob, window to rear and patio doors to the conservatory.

\* Conservatory with French doors opening to the garden.

\* The main double bedroom has built-in wardrobes and a window to the front.

\* There is a second double bedroom with window to rear and a third single bedroom, with wardrobe and window to front.

\* Bathroom fitted with a white three-piece suite including bath/shower, wash hand basin and WC, window.

\* Gas central heating via radiators and uPVC double glazing.

\* Driveway providing off road parking space for at least two vehicles beyond which there is a detached single garage.

\* Relatively small lawned garden to front and a larger mature rear garden which is accessible via a gate at the side and a path which leads to the patio, shaped lawn with beds and borders, trees and shrubs.

## Local Authority

West Northants District Council. Council tax band C.

## Services

All mains services are connected.

## Agent's note

It should be noted that this area and the subject property have a history of flooding however in recent years extensive flood alleviation works have been carried out.

## 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.

