



Single level property with garage and mature gardens

1 Barton Close, Kings Sutton, Oxfordshire



Single storey detached home • Potential to extend or remodel • Surrounded by extensive mature gardens • Two garages • Annex

Local information

Kings Sutton is a thriving village just 5 miles South East of Banbury. It is one of the only two villages in the county with the benefit of a railway station. Services from here include London Marylebone from 61 minutes and Oxford in 22 minutes (approximately). The village also includes a wealth of amenities such as two pubs, post office, school and Co-op. There is also a 12th Century Church and large children's playground. More extensive shopping, leisure and cultural facilities are available at Banbury, Oxford and Milton Keynes.

Excellent communication links with access to the M40 (J11) at Banbury giving access to Oxford, London and Birmingham. International airports at Birmingham (42 miles) and Heathrow (61 miles).

There is a range of local schooling facilities include village schools in Kings Sutton and Adderbury and Chenderit School for secondary. Further, sought after independent schools include St Johns' Priory (Banbury), Carrdus (Overthorpe), Sibford, Tudor Hall (girls), Bloxham (co-ed) and a range of Oxford schools.

Leisure activities in the area include golf at Cherwell Edge, Tadmorton Heath and Rye Hill; cinemas at Banbury and Bicester; theatres at Stratford upon Avon and Oxford; motor racing at Silverstone and horse racing at Warwick, Stratford-upon-Avon

and Cheltenham.

Approximate distances and times: Banbury 5.1 miles (London Marylebone from about 55 minutes), Kings Sutton railway station (London Marylebone from 61 minutes, Oxford from 22 minutes), M40 (J11) 5.9 miles, Oxford 25 miles, London 73.1 miles, Birmingham International Airport 42.6 miles.

About this property

A single storey detached property surrounded by extensive mature gardens with two garages, drive and off street parking for several cars. This property has the potential to be extended or re modelled to suit individual needs. There is currently a separate annex which can be accessed from within the main property or be used independently, with its own front door.

Enter the property through the front door which leads into the south west facing garden room/ porch with views onto the front garden, there is a spacious living room with gas fire and dual aspect windows, open plan to the dining room. The kitchen has built in storage cupboards, cooker, hob, under the counter fridge and built in dishwasher, access to a separate utility room, space for washing machine and tumble dryer with door through to the rear garden.

There are 4 good size bedrooms and a family bathroom. Any of these rooms could be used as a study or home office.





The annex can be accessed through one of the bedrooms and has a lovely sitting room/bedroom, shower room and kitchen with separate heating system and independent front door. There is a garage which could easily be incorporated into the living accommodation subject to planning.

Viewing

Strictly by appointment with Savills

Outside has a separate garage which could be extended to a double or other outhouse/workshop. The property is situated within the middle of its plot with private mature gardens enclosed by hedging and fencing. Plenty of room for several cars to park.

The drive is owned by the property and the neighbours have a right of way over it.

DIRECTIONS (OX17 3RY)

From Banbury head south on the A4260 and continue past Bodicote. Immediately on entering Twyford take the first turning on the left, sign posted Kings Sutton. Just after Halestrop Way on the right, turn left into Barton Close (a gravel drive with a wooden picket fence to the left) drive to the end of the drive where the property is situated.

SERVICES

Mains water, gas, electricity and drainage.

COUNCIL TAX BAND:

Main House: Band E

Annex : Band A

DISTRICT COUNCIL: South

Northamptonshire District

Council - Tel: 01327 322322

TENURE: FREEHOLD



1 Barton Close, Kings Sutton, Oxfordshire
Gross internal area (approx) 1,690.60 sq ft
Outbuildings 173.53 sq ft
Total 1864.13 sq ft

Sophie Gannon
Savills Banbury
 01295 228009
 sgannon@savills.com



savills

savills.co.uk

1 Barton Close, Banbury Lane, King Sutton OX17 3RY
 Main House Approx. Gross Internal Area:- 157.06 sq.m. 1690.60 sq.ft.
 Garage Approx. Gross Area:- 16.12 sq.m. 173.53 sq.ft.
 Total Approx. Gross Area:- 173.18 sq.m. 1864.13 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐ Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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