



Traditional and modern living with income stream

Spinneybank House, Bulls Lane, Kings Sutton, Oxfordshire





Pretty stone home in thriving village • Thoughtfully modernised with character features • Landscaped gardens • Garden room, workshop and garage • Rental income from Post Office shop

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 recreation ground. Spinneybank House is well positioned to access an abundance of walks and trails both in Kings' Sutton and the surrounding area.

More extensive shopping, leisure and cultural facilities are available at Banbury, Oxford, Northampton 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 including village primary 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, Tadmarton 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

Spinneybank House is an attractive house built of Horton stone situated in the heart of the thriving village of Kings Sutton. The house has been respectfully and thoughtfully modernised to allow a number of character period features to be retained including: window seats; open fireplaces, exposed timbers and stone, leaded lights and quarry tile flooring.

The house is approached through a gate and paved stone path to the front door. You enter into a sizeable entrance hall currently used as a study with access to the drawing room, kitchen and utility room. The drawing room has oak floorboards to be in keeping with period features, and from here, you have access to the open plan sitting room and



kitchen/breakfast room. The kitchen has been modernised with bespoke quality units, quartz worktops and Britannia kitchen range. Furthermore, there are glass bi-fold doors that lead out onto the garden and entertaining area.

Upstairs comprises four bedrooms, with one currently being used as a sewing room. The principal bedroom benefits from an en suite shower room, and dressing room. Additionally, there is a family bathroom with Heritage fittings.

Externally, there are beautiful landscaped gardens mainly laid to lawn with herbaceous shrub borders interspersed with trees. Further down the garden is an octagonal garden room with light and power and a feature cedar shingle roof. To the rear of this is an enclosed vegetable garden and lean-to store. Furthermore, there is an Elite greenhouse and large workshop with light and power. There is gated access to the area behind the shop and garage, with further storage space. There is a drive that runs alongside the garage to the back of the house. The house also owns the post office shop and store room which is rented out. Details of rental income are available from the agent on request. Next to the shop is a double tandem garage ideal for parking or storage.

DIRECTIONS (OX17 3RA)
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. Continue down Banbury Lane into Kings Sutton until you reach a sharp left hand

bend where you turn right onto Bulls Lane. Continue until you see the Post Office. Please park outside and access the house through the front door.

SERVICES

Mains water, gas, electricity and drainage. Gas fired central heating.

COUNCIL TAX BAND: F

DISTRICT COUNCIL: South Northamptonshire District Council - Tel: 01327 322322

TENURE: FREEHOLD

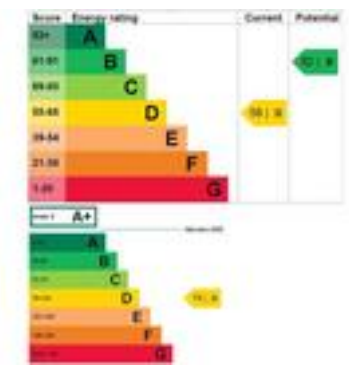
Viewing

Strictly by appointment with Savills





Gross internal area (approx):
 House: 216 sq m (2,326 sq ft)
 Commercial: 62 sq m (669 sq ft)
 Garage/Workshop: 51 sq m (550 sq ft)
 Total: 329 sq m (3,545 sq ft)
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