



Charming, period cottage with enviable country views

42 Wales Street, Kings Sutton, Oxfordshire OX17 3RR



Attractive end of terrace cottage • Within a conservation area • Countryside views • Accessible location • Period features and character • Potential for a third bedroom • Lawn garden

Local information

Kings Sutton is a thriving village just 5 miles South East of Banbury, within a conservation area. The village includes a wealth of amenities such as a popular 2 AA Rosette public house / restaurant, post office, school, local shop, tennis club, village hall and bus service. There is also a 12th Century Church and large children's playground, as well as classes including yoga, ballet and art (all correct at time of print). More extensive shopping, leisure and cultural facilities are available at Banbury, Oxford and Milton Keynes.

There are excellent communication links with access to the M40 (J11) at Banbury giving access to Oxford, London and Birmingham. Kings Sutton 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).

There is a range of local schooling facilities including village schools in Kings Sutton and Adderbury, and Chenderit School for secondary.

About this property

42 Wales Street is a charming, end terrace property with sought after countryside views to the front and rear, in a very accessible location. Of brick construction under a slate roof, the cottage retains character and period features such as fireplaces and exposed timber floors. There is the opportunity of converting the attic into a third bedroom, subject to any necessary consents.

With good access to London and Oxford both from the village train station and the M40 it makes a great opportunity as a permanent residence, weekend bolthole or investment property.

The property benefits from two reception rooms with terracotta tiled floor. The sitting room features a brick fireplace with log burner and in built shelving and opens into the dining room with a further multi-fuel burner. At the rear of the house is the kitchen, with in-built base and wall units, stainless steel sink and drainer and oven with gas hob. A door leads from the kitchen to the garden.

The first floor comprises a double bedroom with exposed, original timber floorboards and a feature cast iron fireplace, a further bedroom and a bathroom. Both bedrooms benefit from countryside views. There is an attic with potential for conversion to provide a third bedroom, subject to any necessary consents.





To the rear of the property is a lawn garden with terrace area, with attractive views over adjoining countryside. This makes the ideal spot to enjoy the sunsets.

DIRECTIONS (OX17 3RR)

From Banbury head south on the A4260 and continue past Bodicote. Immediately on entering Twyford take the first turning on the left, signposted Kings Sutton. Continue along this road until you enter Kings Sutton. When the main road in the village bends sharply left, turn right on to Bulls Lane and then bear right on to Wales Street. Continue along Wales Street and you will come to a paddock on the left. Opposite this, on the right, is a row of terrace cottages. 42 Wales Street is the first of these cottages.

SERVICES

Mains water, gas (Combination boiler), electricity and drainage.

AGENTS NOTE

The neighbouring property has an occasional right of access across the path.

COUNCIL TAX BAND: C

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

TENURE: FREEHOLD

Viewing

Strictly by appointment with Savills



42 Wales Street, Kings Sutton, Oxfordshire OX17 3RR

Gross internal area (approx) 704.71 sq ft

Georgie Lintott

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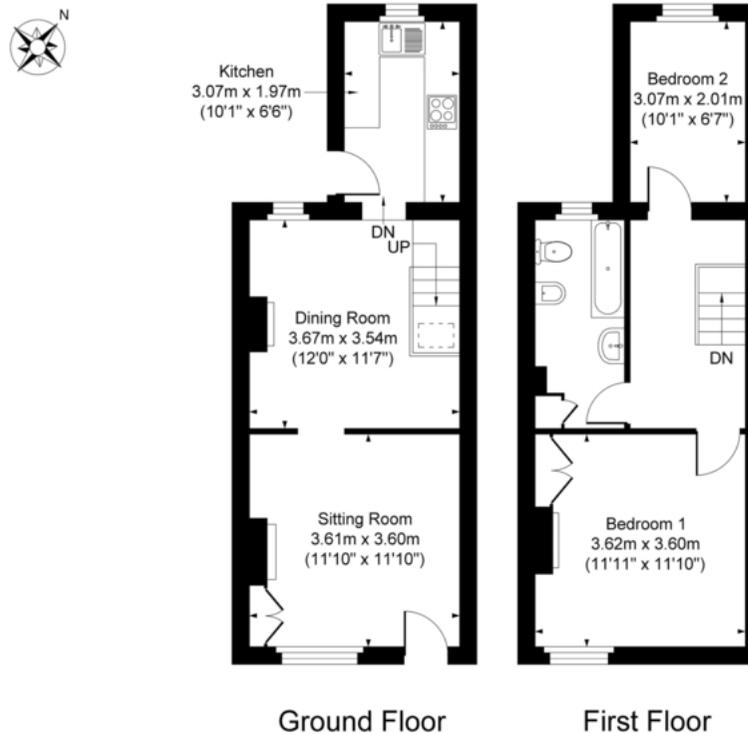
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Total Approx. Gross Area:- 65.47 sq.m. 704.71 sq.ft.



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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			86
(69-80) C			
(55-68) D		58	
(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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