



Kings Sutton,
Banbury, Oxfordshire

Kings Sutton, Banbury, Oxfordshire.

An attractive stone built four bedroom residence arranged over three floors with tranquil gardens to the rear and handy outbuilding. The property boasts plenty of character throughout including exposed beams and an inglenook fireplace.

King's Sutton is a highly desirable village for buyers seeking a blend of countryside living with excellent connectivity, located just over 4 miles from Banbury. Set in the attractive Cherwell Valley, the village offers a strong sense of community alongside everyday amenities including a primary school, local shop, post office and traditional pubs, making it ideal for families and professionals alike.

A key advantage is its own railway station, providing direct services to London, Oxford and Birmingham, while the nearby M40 ensures easy road access for commuting. Despite its peaceful rural setting, residents benefit from close proximity to Banbury's wider retail, leisure and employment opportunities, as well as the cultural attractions of Oxford, offering the perfect balance between village charm and modern convenience.





The Property Briefly Comprises of:

- Semi-Detached Stone Cottage
- Exposed Beams & Inglenook Fireplace

Ground Floor

- Sitting Room
- Kitchen/Dining Room
- Living Room

First Floor

- Two Bedrooms
- Family Bathroom
- Additional Toilet

Second Floor

- Bedroom with En-Suite
- Further Bedroom

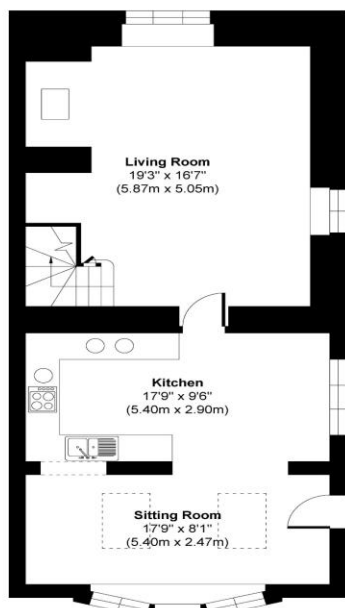
Outside

- Enclosed Rear Garden
- Outbuilding with Light & Power

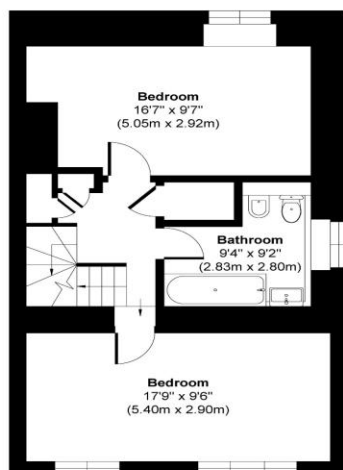
Guide Price: £575,000



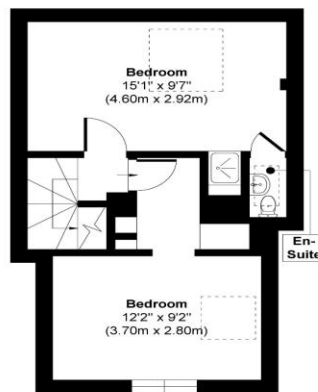
Approximate Gross Internal Area 149.25 sq.m / 1606 sq.ft



Ground Floor
Approximate Floor Area
706 sq. ft
(65.61 sq. m)



First Floor
Approximate Floor Area
532 sq. ft
(49.41 sq. m)



Second Floor
Approximate Floor Area
368 sq. ft
(34.23 sq. m)

Illustration for identification purpose only. measurements are approximate not to scale.

Local Authority: South Northamptonshire

Council Tax Band: E

(Subject to change after completion)

Tenure: Freehold

Distances

Banbury c. 4 miles
Bicester c. 11 miles
Chipping Norton c. 15 miles
Oxford c. 24 miles
Stratford-Upon-Avon c. 31 miles
Birmingham c. 55 miles
M40 Access c. 7 Miles
London via Kings Sutton, Bicester North or Banbury c. 1 hour

Buyers Purchase Fee:

Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.

Mark David
ESTATE AGENTS
Sales • Lettings • Management

Market House, Market Place, Deddington, Oxfordshire
OX15 0SB
Tel: 01869 338898
Email: deddington@mark-david.co.uk
www.mark-david.co.uk



Important Notice

Mark David Estate Agents for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.