

Kings Sutton

Oxfordshire



Mark David

ESTATE AGENTS



KINGS SUTTON

OXFORDSHIRE

An individual and truly amazing six bedroom detached stone residence with double garage set in a private gated road with countryside views and larger than average private gardens to the rear.

Brief Ground Floor Accommodation

Entrance Hall, Cloakroom, Study, Family Room, Sitting Room, Kitchen/Breakfast Room, Utility Room.

Brief First Floor Accommodation

Master Bedroom with Separate Dressing Room and En-Suite Shower Room, Three Further Double Bedrooms, Family Bathroom.

Second Floor Accommodation

Guest Bedroom with En-Suite Shower Room, plus a further Double Bedroom.

Brief Outside Space

Double Width Driveway, Deatched Double Garage with Workshop Area, Enclosed Rear Garden.

In all about 2676 sq.ft./ 248.65 sq.m.

Guide Price: £950,000





ACCOMMODATION

Spacious Entrance Hall: Tiled floor with underfloor heating, balustrade staircase to first floor level with large understairs cupboard.

Cloakroom: Comprising of white suite of low level WC, hand wash basin, tiled floor with underfloor heating, double glazed window to rear aspect.

Study: Double glazed window to side aspect.

Sitting Room: Attractive fireplace with log burning fire with marble surround and hearth. Double glazed window to front aspect, double glazed French doors with windows either side to rear garden.

Family Room: Double glazed window to front and side aspect.

Kitchen/Breakfast Room: Fitted one and a half bowl sink unit with cupboard underneath. Range of mounted wall and base units with worksurface. Range of integrated appliances including electric induction hob, with two double ovens below and extractor hood above, dishwasher, and fridge/freezer. Central island with cupboards, tiled floor with underfloor heating, double glazed windows to rear and side aspect, double glazed French doors to rear garden.

Utility Room: Stainless steel sink unit with cupboard underneath. Range of wall and base units, plumbing for washing machine and tumble dryer, wall mounted central heating boiler, tiled floor with underfloor heating, double glazed window to side aspect, half glazed door to driveway.

First Floor

Spacious Landing: Stairs to second floor, double glazed window to front aspect with field views, built-in airing cupboard.

Master Bedroom: Attractive semi-vaulted ceiling, double glazed windows to side aspect.

Dressing Room: Range of built-in wardrobes, double glazed window to side aspect.

En-Suite Shower Room: Comprising of white suite of double shower cubicle with shower and rain shower, hand wash basin, low level WC, tiled floor, part tiled walls, double glazed window to side aspect, heated towel rail.

Bedroom Two: Double glazed window to rear aspect, built-in wardrobes.

Bedroom Three: Double glazed window to front aspect with countryside views.

Bedroom Four: Double glazed window to front aspect with countryside views.

Family Bathroom: Comprising of white suite of panelled bath with shower attachment, hand wash basin, low level WC, part tiled walls, tiled floor, double glazed window to side aspect, heated towel rail.

Second Floor

Guest Bedroom: Double glazed window to front aspect with far reaching countryside views.

En-Suite Shower Room: Comprising of white suite of shower cubicle with shower and rain shower, hand wash basin, low level WC, part tiled walls, tiled floor, double glazed Velux window to side aspect, heated towel rail.

Bedroom Six: Double glazed window to front aspect with far reaching countryside views, double glazed Velux window to rear aspect.

Outside

Open-plan front garden enjoys views across natural ponds and surrounding fields. To the side, a generous double-width driveway provides parking for multiple vehicles and leads to a detached double garage, complete with power, lighting, and twin up-and-over doors. The garage benefits from loft storage and a rear workshop area, with a stud partition creating a dedicated space for storing garden furniture, BBQ equipment, and more—offering direct access to the rear garden.

The Garage has been divided with a stud partition for an area for garden furniture, BBQ etc with access directly to the rear garden.

To the side of the garage is a porch area that leads to the utility room. There is also side pedestrian access to the rear garden.

Rear Garden: Beautifully enclosed by close-board fencing, the rear garden is mainly laid to lawn, complemented by well-stocked flower and shrub borders. Multiple seating areas create inviting spots for relaxation and entertaining.

SITUATION & AMENITIES

The village of Kings Sutton has a community feel, it has a much used Village Hall, a shop and two Public Houses. It is set close to the countryside, so bridle ways and footpaths are easily accessible. It has a Primary School. The village has excellent rail links with trains to London Marylebone and London Paddington from the village station.





SERVICES

The property has gas fired central heating throughout. Mains drainage, water and electricity are also connected to the property

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

TENURE

Freehold

LOCAL AUTHORITY

South Northamptonshire
Council Tax Band: G

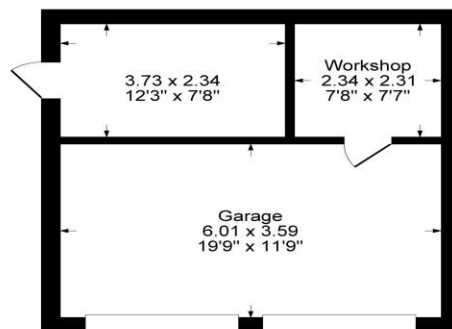
VIEWINGS

Strictly by prior appointment only with the agents, Mark David Estate Agents, Deddington
01869 338898

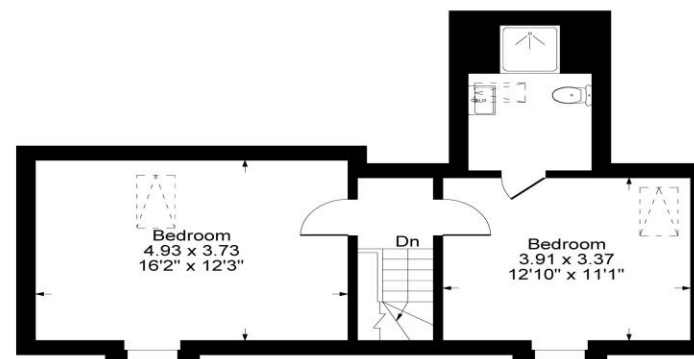
BUYERS PURCHASE FEE:

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.



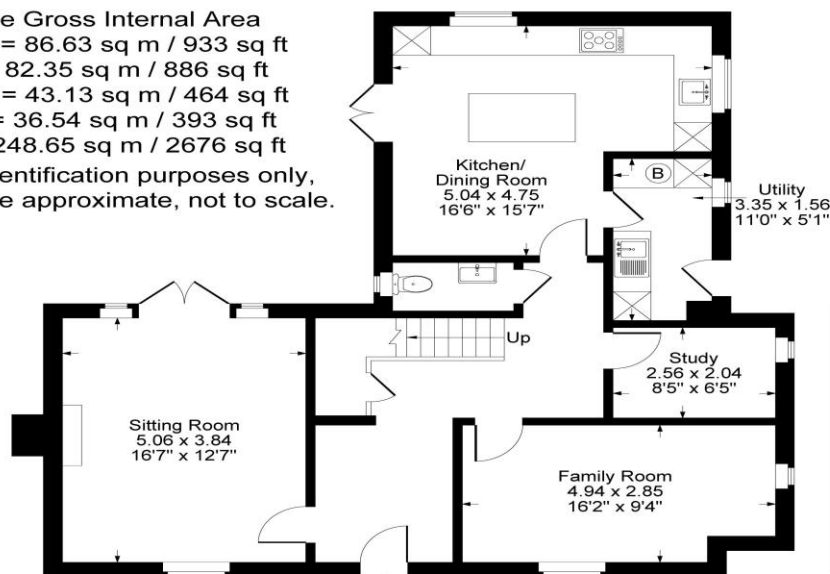


Outbuilding

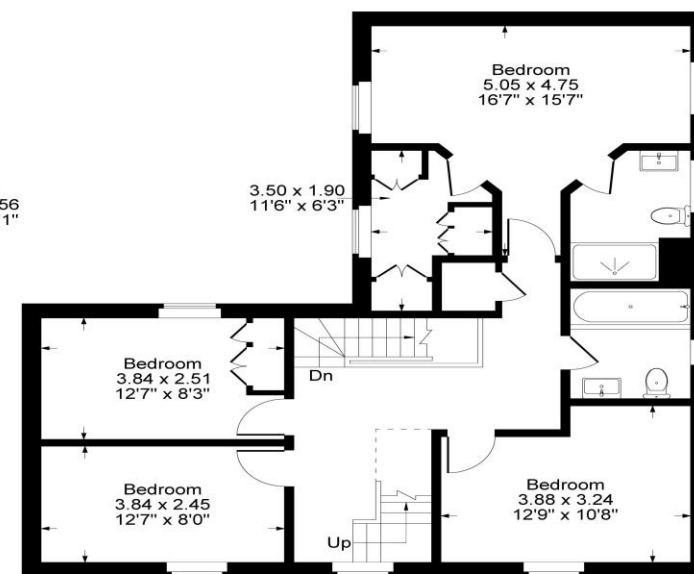


Second Floor

Approximate Gross Internal Area
 Ground Floor = 86.63 sq m / 933 sq ft
 First Floor = 82.35 sq m / 886 sq ft
 Second Floor = 43.13 sq m / 464 sq ft
 Outbuilding = 36.54 sq m / 393 sq ft
 Total Area = 248.65 sq m / 2676 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Ground Floor



First Floor

Mark David
 ESTATE AGENTS

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 Oxfordshire OX15 0SB
 Tel: 01869 338898
 Email: deddington@mark-david.co.uk

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