



Kings Sutton

## Kings Sutton

A Very Pretty Grade II Beamed Cottage Retaining Many Original Features in a Conservation Area. The Property has been Maintained to a High Standard by the Current Occupiers.

The property briefly comprises: Conservatory, Lounge, Dining Room, Kitchen, Two First Floor Bedrooms, Bathroom and a Second Floor Bedroom with En-Suite Cloakroom. Outside are Large Double Wooden Doors that Open Up from the Road Front leading onto a Small Driveway. A Pretty Courtyard Cottage Style Garden on Two Levels with Various Mature Shrub Borders and Patio Areas Offers Great Al Fresco Space at the Rear of the Property.

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. A bus service links the village to both Banbury and Brackley.





- Conservatory
- Lounge
- Dining Room
- Kitchen
- Two First Floor Bedrooms
- Bathroom
- Second Floor Bedroom with En-Suite Cloakroom
- Own Driveway
- Cottage Style Courtyard Garden
- Original Features
- Rail Links to London Marylebone and London Paddington



Guide Price: £380,000



Approximate Gross Internal Area = 121.29 sq m / 1305.55 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

**Local Authority**  
 South Northamptonshire Council

**Tenure**  
 Freehold

**Additional Information**  
 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.

**Mark David**  
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