



Kings Sutton

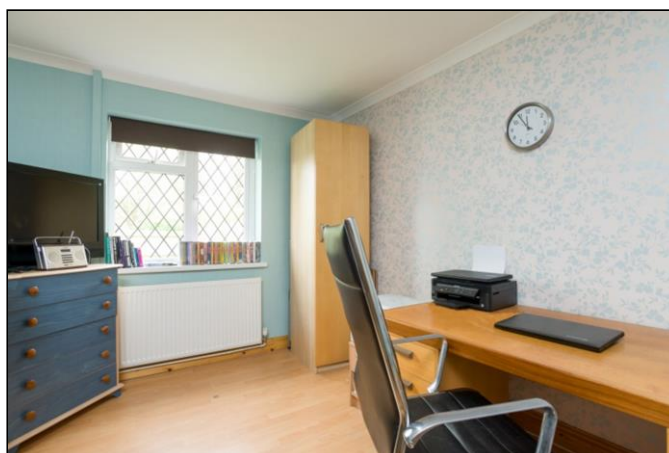
Kings Sutton

A Deceptively Spacious Extended Three Bedroom Bungalow in this No Through Road in the Sought After Village of Kings Sutton. Offered for Sale with No Chain.

The accommodation briefly comprises: Entrance Hall, Kitchen/Dining Area, Utility Room, Cloakroom, Sitting Room, Bathroom and Three Bedrooms.

Outside the Property has a Fully Enclosed Rear Garden and Double Garage.

The village of Kings Sutton, located on the Oxfordshire/Northamptonshire border, 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 also has a Primary School and a mainline railway station.

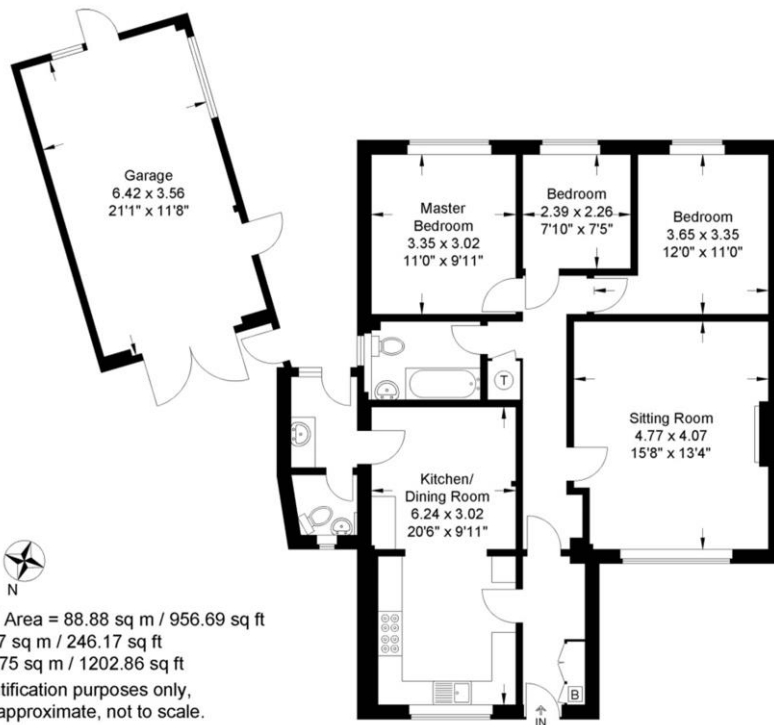




- Entrance Hall
- Kitchen/Dining Area
- Utility Room
- Cloakroom
- Sitting Room
- Bathroom
- Three Bedrooms
- Fully Enclosed Rear Garden
- Double Garage
- Double Glazed Windows



Price Guide: £310,000



Approximate Gross Internal Area = 88.88 sq m / 956.69 sq ft
 Garage = 22.87 sq m / 246.17 sq ft
 Total Area = 111.75 sq m / 1202.86 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Local Authority
 South Northamptonshire

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

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

Branches also at: Banbury, Chipping Norton & London

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.