



MAXWELLS





**6 Halestrap Way, Kings Sutton, Banbury, Northamptonshire. OX17 3SF**  
**Guide Price £350,000 - Freehold**



## PROPERTY DESCRIPTION

Located in the highly prized village of Kings Sutton is this well presented three bedroom semi detached family home with driveway, garage and south west facing rear garden.

Set back from the road with a front garden enclosed by attractive wrought iron fence, a pathway leads to the front door while the driveway and garage is situated to the side. From the entrance hallway are stairs rising to the first floor plus doors opening to all ground floor accommodation and the cloakroom. The sitting/dining room is situated on the rear of the house with double glazed window and French doors leading to the enclosed, southwest facing rear garden. To the front of the house is the kitchen which is fitted with a range of cabinets with worksurfaces over along with a selection of fitted appliances plus a double glazed window to the front aspect.

From the first floor landing are doors leading off to the bedrooms, bathroom, airing cupboard and access to the roof void. The master bedroom has a well appointed ensuite shower room plus fitted, triple wardrobes. Bedroom two has a fitted double wardrobe. The family bathroom is fitted with a white three piece suite including a shower over the bath.

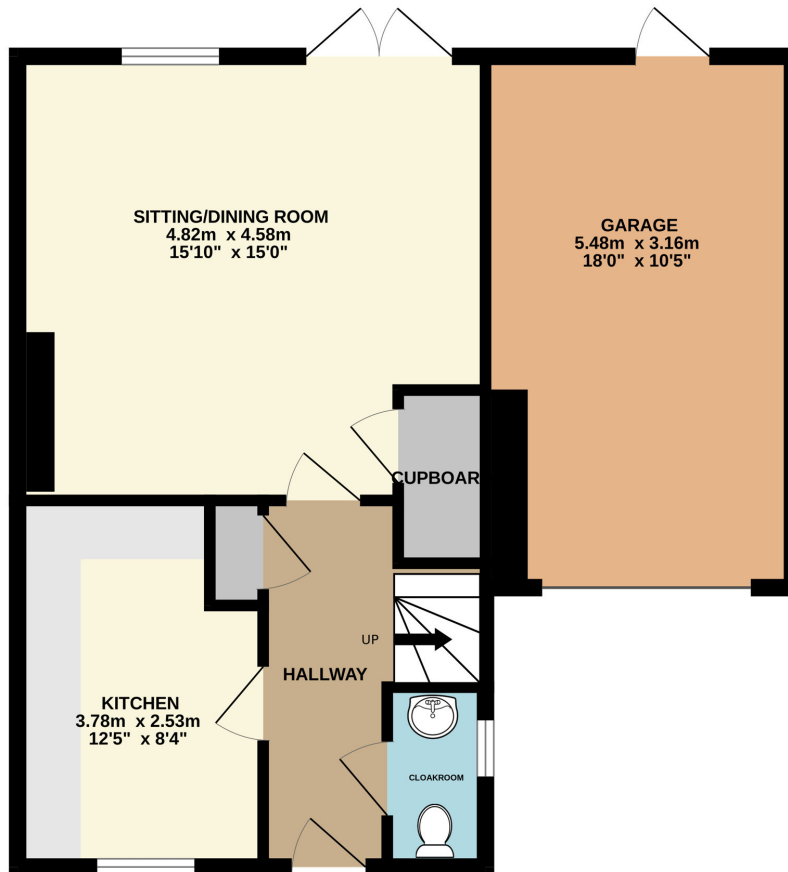
The rear garden is fully enclosed and is southwest facing so enjoys year round sun. It is laid mainly to lawn with a good sized paved patio adjacent to the rear of the house. A pedestrian door leads into the garage which is much wider than normal and offers power & light connections plus an up and over door.

Agents note: we have been advised that the property is connected to mains services including gas, electricity, water and drainage. There is a service charge for the site payable at a monthly cost of £27.56.

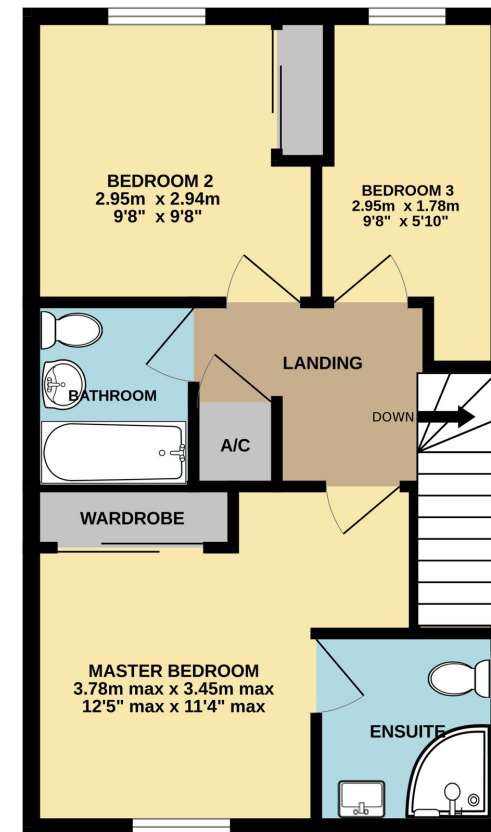
## POINTS OF INTEREST

- Great Village Location
- Modern Semi Detached House
- Large Sitting / Dining Room
- Fitted Kitchen
- Double Glazed
- Gas Central Heating
- Southwest Facing Rear Garden
- Three Bedrooms
- En Suite & Fitted Wardrobes to Master Bedroom
- Family Bathroom & Cloakroom
- Driveway and Large Garage

GROUND FLOOR  
56.5 sq.m. (608 sq.ft.) approx.



1ST FLOOR  
40.3 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA : 96.8 sq.m. (1042 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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