MAXWELLS

4 Kensington Close, Kings Sutton, Banbury, Northamptonshire. OX17 3XB

Guide Price £365,000 - Freehold

PROPERTY DESCRIPTION

This four bedroom home in the popular village of Kings Sutton is certain to generate a significant amount of interest. The ground floor benefits from main reception room and an additional reception room that can be used as a study/playroom/snug. There is also the added bonus of a W.C. The kitchen/diner benefits from a pantry and offers a wealth of a natural light, as well as double doors onto the private rear garden.

Upstairs are three double bedrooms and a fourth single bedroom. There is also a family bathroom.

The property is presented in good condition throughout and also benefits from double glazing.

The garden is laid mainly to lawn and benefits from superb country views.

To the front of the property there is ample off street parking for several vehicles.

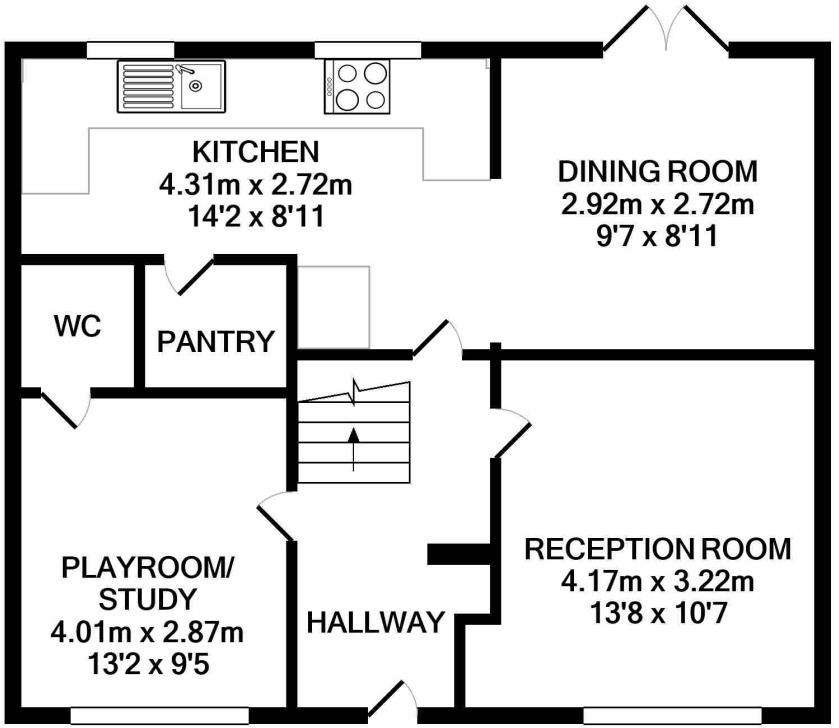
Agent Note:

Rectory Homes has advised King's Sutton Parish Council that it is in the early stages of preparing an outline planning application for the residential development of a site located off Hampton Drive and adjacent to Blenheim Rise. The company's plan is to build approximately 30 houses of which half would be "affordable" homes. Ask for more details.

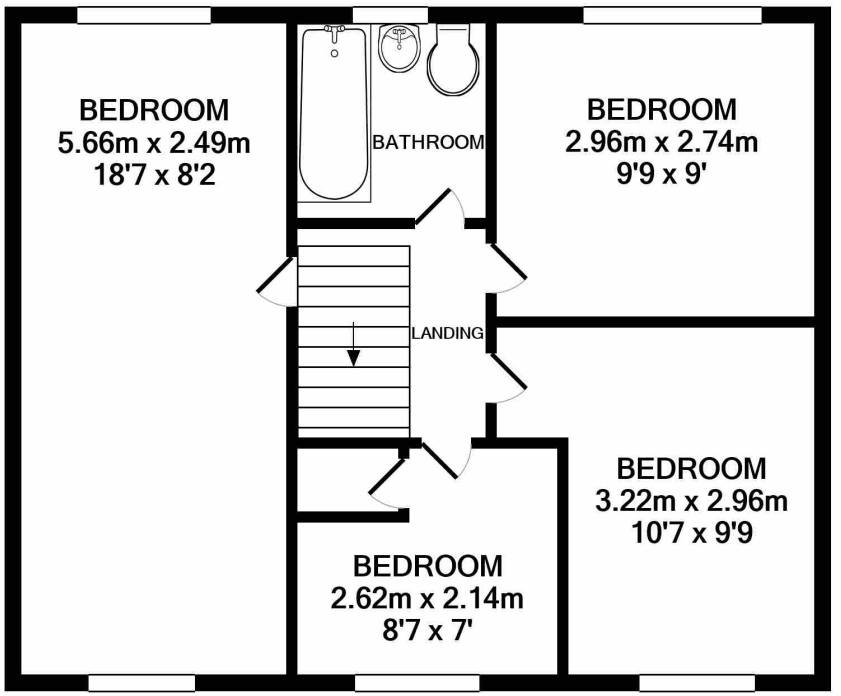
POINTS OF INTEREST

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- W.C
- PANTRY
- KITCHEN / DINING ROOM
- COUNTRYSIDE VIEWS
- OFF STREET PARKING
- DOUBLE GLAZED THROUGHOUT
- POPULAR LOCATION
- SEMI DEATCHED HOME

MAXWELLS



GROUND FLOOR
APPROX. FLOOR
AREA 42.8 SQ.M.
(461 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 43.1 SQ.M.
(464 SQ.FT.)

TOTAL APPROX. FLOOR AREA 85.9 SQ.M. (925 SQ.FT.)

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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