



MAXWELLS





**17 Hampton Drive, Kings Sutton. OX17 3QR**  
**Guide Price £365,000 - Freehold**



## PROPERTY DESCRIPTION

Located in the desirable village of Kings Sutton is this extended and very well presented three bedroom semi detached house offering a large sitting/dining room, kitchen breakfast room and approved planning permission for a first floor extension over the garage providing a fourth bedroom with en suite.

Situated on a popular residential area of Kings Sutton the property is set back from the road with a driveway for 2 cars leading to the garage with an up & over door along with power & light connections. To the side of the garage is pathway leading to a timber gate which provides pedestrian access to the rear garden.

The front door opens into a hallway with stairs rising to the first floor landing and a door opening into the sitting/dining room. With a double glazed window to the front and a sliding door to the rear the sitting/dining room gets both morning and afternoon sunlight. The kitchen/breakfast room is situated along the rear of the house with several windows overlooking the west facing rear garden. There is a comprehensive range of cabinets and workspace plus a selection of fitted appliances including a range style cooker and integrated dishwasher.

To the first floor landing is a window providing plenty of natural light, access to the loft space and doors to all first floor accommodation. Bedrooms one and three are situated on the front of the house and, being easterly facing, offer lots of morning sunlight. Bedroom has recently been fitted with a built in double wardrobe. The second bedroom is on the rear of the house overlooking the lovely garden. The family bathroom is appointed with a white three piece suite plus heated towel rail and window.

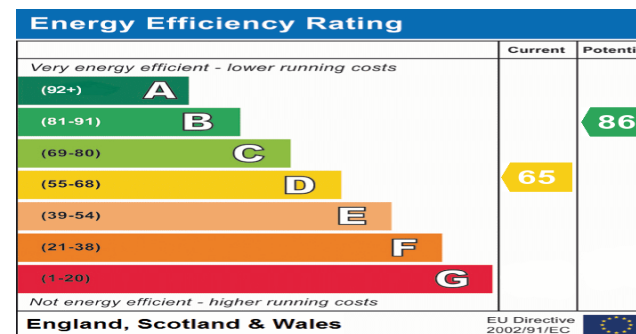
The west facing garden has been lovingly landscaped and now provides a peaceful space to enjoy long summer evenings. Adjacent to the rear of the house is a large slate patio with timber pergola and a timber decked area leading to the main garden. Laid to a mixture of patio areas to the side and rear of the garden plus an area of wild flowers and grasses all enclosed by timber fencing this truly is a wonderful village garden.

The house has recently undergone some refurbishment including a new electric fuse board and decorating.

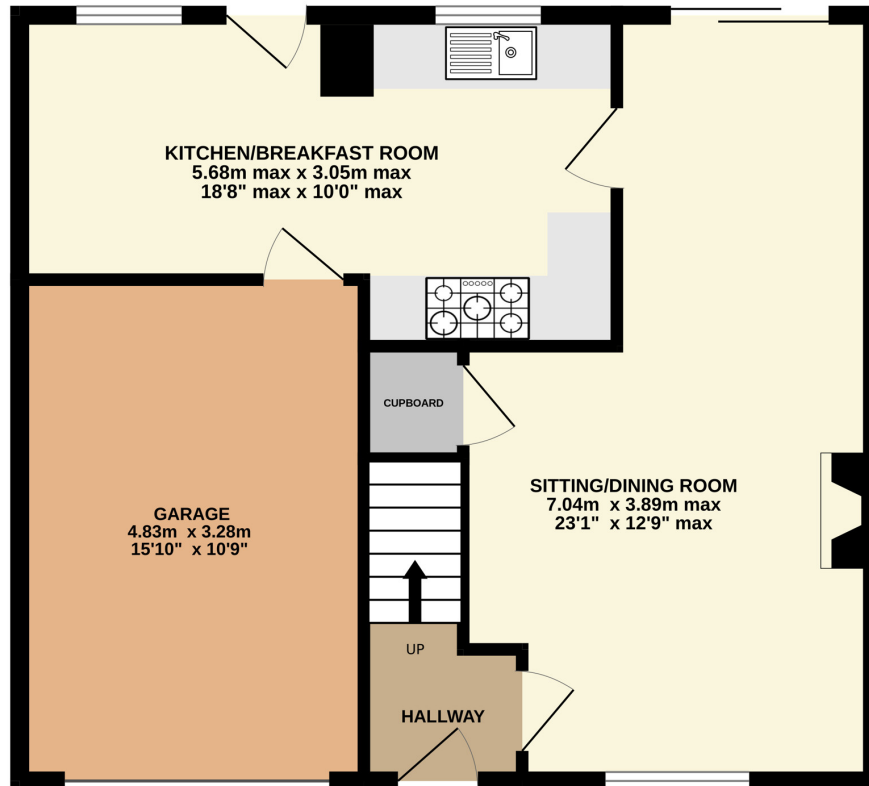
The property is connected to all mains services including water, electrics, gas and drainage. Gas central heating is currently installed in the property and the boiler is only a few years old.

## POINTS OF INTEREST

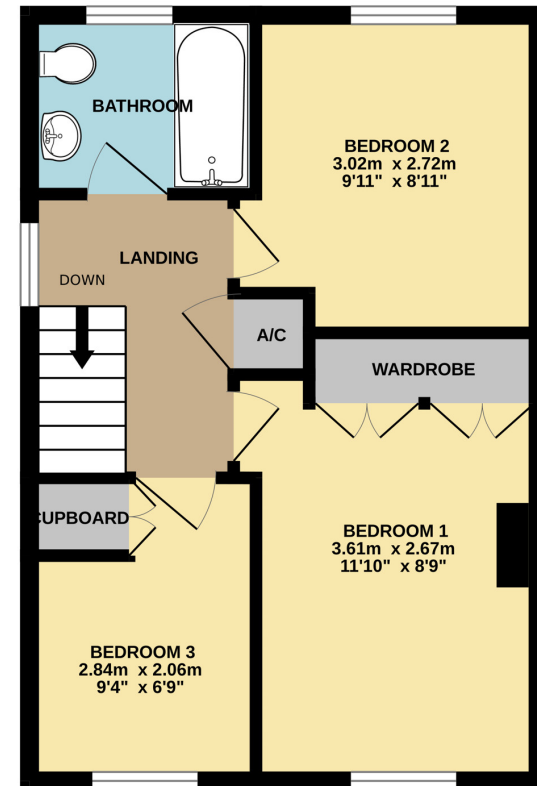
- Great Village Location
- Extended Semi Detached Family Home
- Three Bedrooms
- 23' Sitting/Dining Room
- 18' Kitchen/Breakfast Room
- West Facing Rear Garden
- Driveway For 2 Cars
- Garage
- Approved Planning Permission for Further Extension
- Double Glazed
- Gas Central Heating
- New Fuse Board



GROUND FLOOR  
58.3 sq.m. (628 sq.ft.) approx.



1ST FLOOR  
35.0 sq.m. (377 sq.ft.) approx.



TOTAL FLOOR AREA : 93.3 sq.m. (1004 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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