



MAXWELLS



3 Buckingham Close, Kings Sutton, Banbury, Northamptonshire. OX17 3FT
Guide Price £790,000 - Freehold



PROPERTY DESCRIPTION

Built by Barwood Homes in 2016 and forming part of the select Little Rushes development is this stunning five bedroom detached family home offering a beautiful kitchen / dining / family room measuring over 30' long with double bi-fold doors, a large block paved driveway, oversized detached doubled garage and wonderful south facing rear garden all situated on a quiet cul de sac in the popular village of Kings Sutton.

The property is set back from the residential road with a garden laid to lawn, a pathway leading to the front door and a large block paved driveway providing plenty of parking which also leads to the large detached double garage. From the entrance hall are stairs rising to the first floor landing plus doors opening to the sitting room, kitchen / dining / family room and cloakroom.

With double glazed windows to the front and rear aspects plus a feature log burner, the sitting room is a relaxing and enjoyable place to spend time. Offering over 30' of space, the kitchen / dining / family room really is the heart of this stunning home. To the front is a large, square bay window while at the rear of the room are two large bifold doors which open out to the beautiful south facing rear garden. The kitchen area is fitted with a range of attractive cabinets with granite worktops. The whole room is light, airy and just a great area to cook, entertain or just sit and relax. Off the kitchen area is a good sized utility room with window to the rear aspect.

From the first floor landing are doors to all bedrooms, the family bathroom and access to the loft. All five bedrooms offer plenty of space with four double rooms and one large single with the master bedroom having a well appointed en suite shower room. The family bathroom is also a good sized room and is fitted with a four piece suite comprising a large bath, separate shower, hand basin and low level w.c.

The rear garden is south facing, enclosed by timber fencing and has a stunning patio laid with Kandla grey porcelain slabs which has created a wonderful seating area to enjoy those long summer evenings. The garden itself is laid mainly to lawn with a timber gate to the driveway and pedestrian door into the double garage which has power & light connections plus two up and over doors.

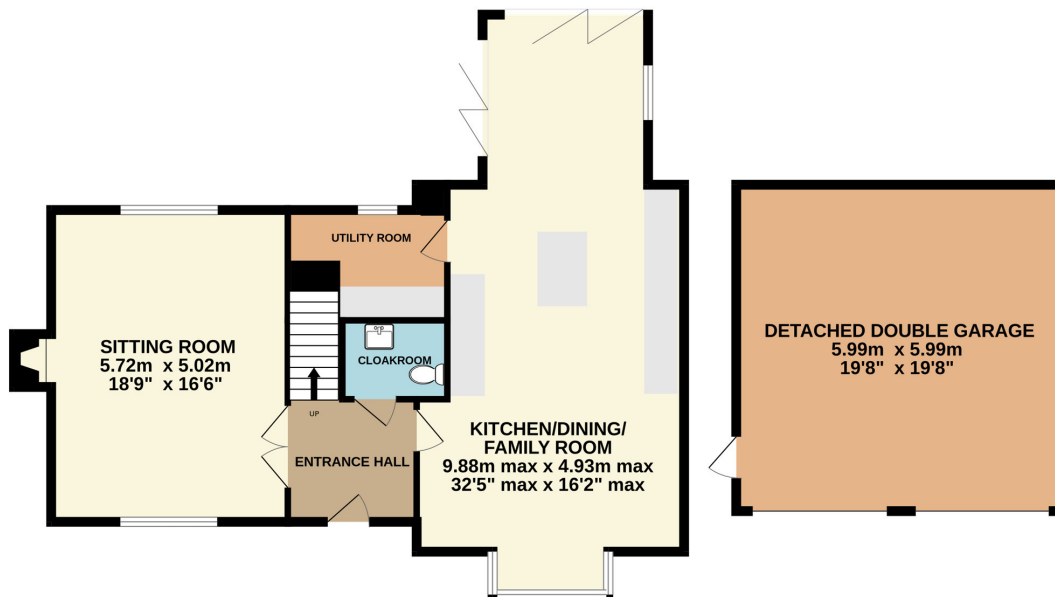
Agents note: a management is being set up and management fee for the site will become payable. This has not yet been set up nor has the monthly/annual amount been confirmed.

Services: we have been advised that the property is connected to mains gas, electricity, drainage and water. Heating is provided by underfloor heating on the ground floor and radiators to the first floor.

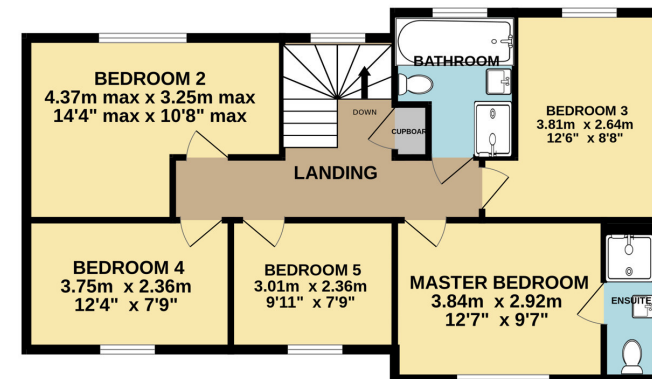
POINTS OF INTEREST

- Substantial Detached Family Home
- Stunning 32' Long Kitchen / Dining / Family Room
- Large Sitting Room With Multi Fuel Burner
- Five Bedrooms
- Large South Facing Rear Garden
- Large Block Paved Driveway
- En Suite to Master Bedroom
- Detached Double Garage
- Underfloor Heating
- Beautiful Patio Area

GROUND FLOOR
117.5 sq.m. (1265 sq.ft.) approx.



1ST FLOOR
71.1 sq.m. (766 sq.ft.) approx.



TOTAL FLOOR AREA : 188.7 sq.m. (2031 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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