



BY DESIGN

The Corner House

Kings Sutton, Northamptonshire



Substantial Non-Listed Period Home with Annexe & Over 4,000 sq ft on 1/3 Acre

Nestled in the desirable village of Kings Sutton, The Corner House presents a rare opportunity to acquire a beautifully renovated, non-listed 19th-century detached home, offered to the market with the significant advantage of no onward chain. This exceptional property blends period charm with contemporary living, extending to over 4,000 sq ft in total, including 4/5 bedrooms in the main house and a one-bedroom annexe. Set on a plot of just under 1/3 acre, the grounds also feature a stunning orangery, double garage with workshop and ample driveway parking.



The Corner House, 2 Banbury Lane, Kings Sutton, Northamptonshire, OX17 3RU



Ground Floor

Upon entering, you are immediately struck by the warmth and character of the home. From the boot room, you step into a spacious dining room featuring a log burner, ideal for winter entertaining. Beautiful flagstone flooring flows through to the bespoke handmade kitchen, undoubtedly the heart of the home. Crafted by the renowned Hunt Bespoke of Bloxham, the kitchen is centred around a classic Aga and benefits from an integrated dishwasher, space for a fridge/freezer, and a separate utility room with provision for both a washing machine and tumble dryer.

The ground floor continues to impress with a dedicated home office and an elegant drawing room, offering excellent space for relaxation and entertaining. This particularly inviting room features an open fire and doors opening directly onto the delightful south-west facing gardens, seamlessly blending indoor and outdoor living.



















Upper Floors

Ascending to the first floor, you will find three/four generously proportioned bedrooms and two well-appointed bathrooms, including a family bathroom fitted with a four-piece suite. The impressive principal suite provides a true sanctuary, complete with a dedicated dressing room (which could serve as a fourth bedroom) and an en-suite bathroom. The remaining bedrooms offer comfortable accommodation for family or guests. The second floor hosts bedroom five, which benefits from its own en-suite shower room, creating an ideal private guest suite or teenager's retreat.















Outside

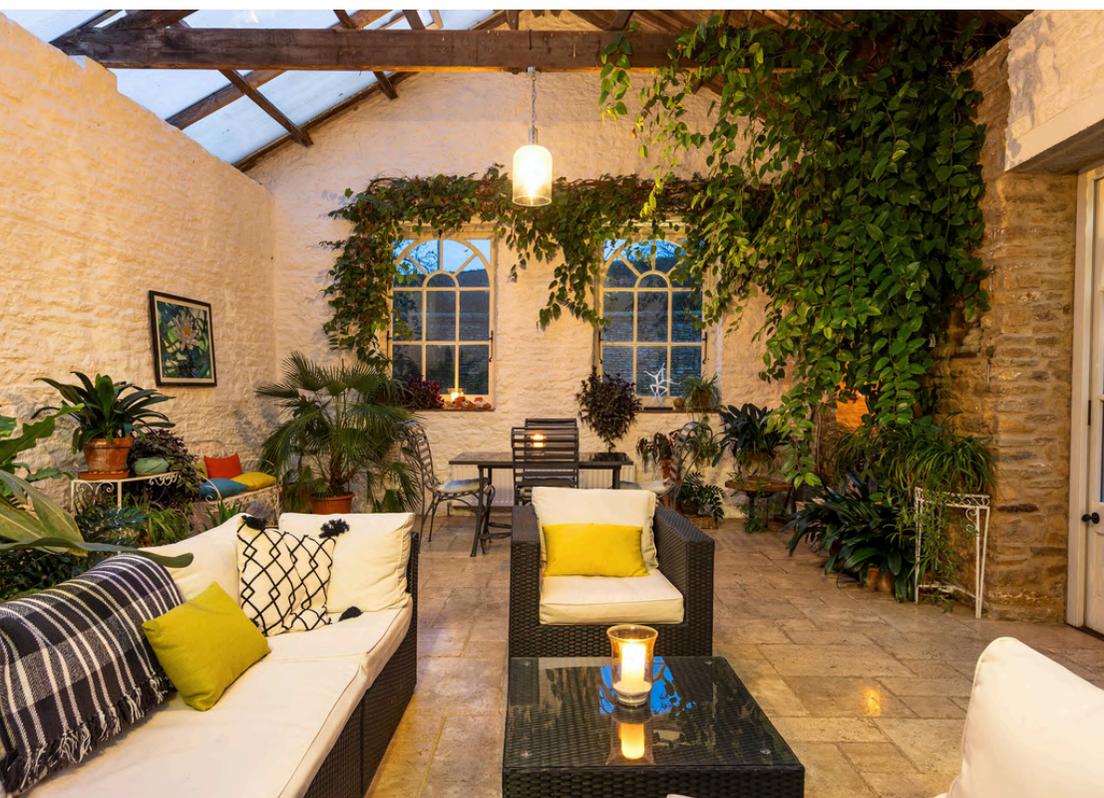
The Corner House sits on a plot of just under 1/3 acre and enjoys wonderfully private, south-west facing landscaped gardens. A standout feature is the beautiful orangery, providing an idyllic setting for day-to-evening entertaining and a bright, airy space from which to enjoy the garden views throughout the year. An invaluable annexe offers excellent flexibility, ideal as a dedicated home office, private guest suite or self-contained accommodation for extended family, offering both privacy and independence. The property further benefits from ample off-street parking for several vehicles, complemented by a double garage and separate workshop.



















BEWARE OF THE DOG



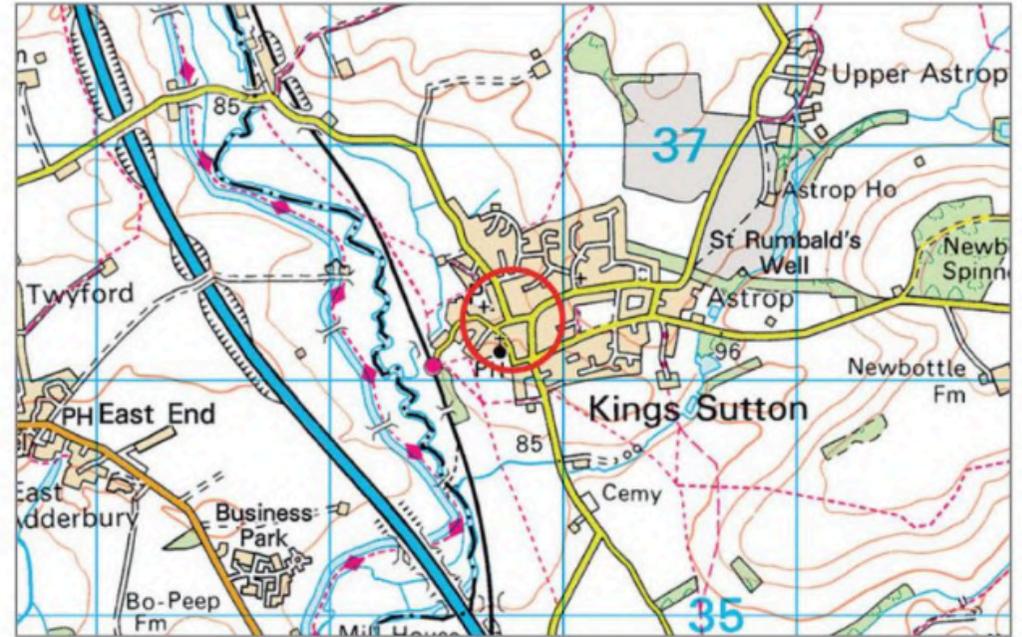






Location

Kings Sutton is a highly sought-after village and offers many amenities including a school, train station, village store, post office, two pubs, a church and more. Its close proximity to Banbury, Bicester and Oxford gives access to more varied amenities. The location gives an incoming purchaser fantastic schooling opportunities, from nursery to secondary schools. Communication links are excellent with the house being only 6.3 miles away from junction 11 of the M40, offering easy access to Oxford, London, Birmingham and Warwick. There's also a train station located in the village itself, which offers regular services to London, Oxford and Warwick/Birmingham.



Extra Information

- Stone under slate construction
- Broadband: Gigaclear high-speed fibre broadband available in the area; buyers are advised to check with the provider
- Mobile signal: 5G available; buyers are advised to check with their provider
- Fully alarmed system throughout
- House: Mains gas, electricity, water and drainage
- Annexe: Mains electricity, water and drainage. Electric heating.
- Located in a conservation area
- Tenure: Freehold
- Local Authority: West Northamptonshire Council
- Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents By Design on 07881 272198

Website

For more information visit www.bydesignhomes.com

EPC: House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

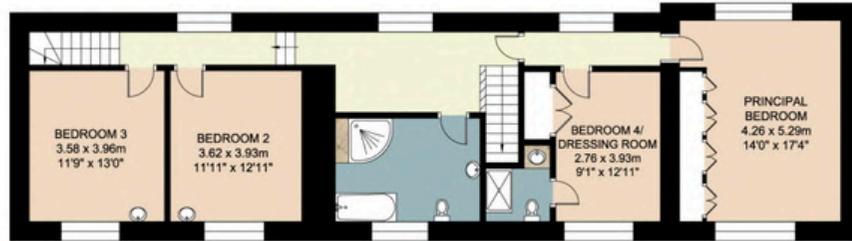
EPC: Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	31 F	
1-20	G		

BANBURY LANE, KING'S SUTTON, BANBURY OX17,



----- Restricted Head Height



FIRST FLOOR



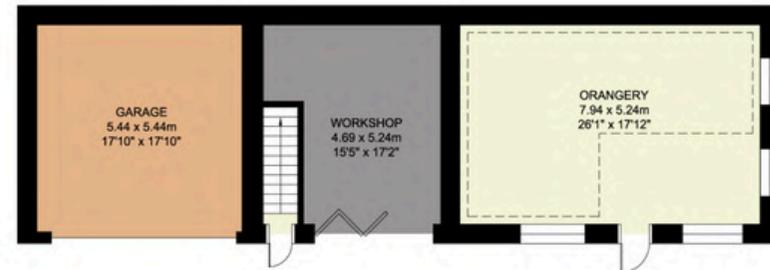
SECOND FLOOR



STUDIO ANNEXE



GROUND FLOOR



OUTBUILDINGS

MAIN HOUSE AND ORANGERY GROSS INTERNAL AREA: 3186 sq ft, 296m²

GARAGE AND ANNEXE GROSS INTERNAL AREA : 970 sq ft, 90m²

TOTAL AREA: 4156 sq ft, 386m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







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National audience

local knowledge