



BY DESIGN

Harmary

Kings Sutton, Banbury, Oxfordshire



Five-Bed Detached Chalet Bungalow in King's Sutton with Versatile Studio, Garden & Countryside Walks

Harmary is a distinctive detached stone-built home occupying a peaceful position on the edge of King's Sutton, with open countryside and the village's excellent amenities within walking distance. Arranged across two floors and extending to approximately 2,900 sq ft including the garage, the property offers an unusually flexible layout that is equally well suited to family life, entertaining, home working and multigenerational living.

A superb sitting room extending to almost 30 ft forms the heart of the home, complemented by a separate dining room, contemporary kitchen, three ground-floor double bedrooms, a first-floor principal suite and a further study or occasional bedroom. A generous studio, substantial tandem garage and private walled courtyard garden add another dimension to the accommodation.





Ground Floor

The two separate entrances lend the home an air of distinction, while offering exceptional flexibility for both formal arrivals and everyday living. The principal entrance opens into a generous hallway, creating an elegant sense of arrival and an effortless flow towards the principal reception rooms and ground-floor bedroom wing. A second entrance leads directly into the boot room beside the kitchen and utility, providing a discreet and highly practical arrival point after countryside walks or busy family days.

Accessible from both entrances, the spacious contemporary kitchen is well arranged for everyday living, with generous storage, integrated appliances and attractive countryside views. The adjoining utility room features a striking exposed stone wall, further storage and internal access to the garage and studio. Positioned nearby, the dining room provides a welcoming setting for family meals and entertaining, with views across the courtyard garden and a staircase rising to the first-floor study/bedroom.

Beyond the utility room, the studio is currently arranged as a games room and offers an exceptionally versatile additional reception space.

French doors open directly onto the garden, making the room equally suited to a home office, gym, creative studio, teenage retreat or guest accommodation.

At the heart of the home is the impressive sitting room, extending to almost 30 ft and offering exceptional space for relaxed family life and entertaining. Its generous proportions allow for distinct areas in which to gather or unwind, while the beautiful open stone fireplace provides an attractive focal point. Broad windows capture the countryside outlook, while French doors open onto the courtyard garden, establishing a natural connection between inside and out.

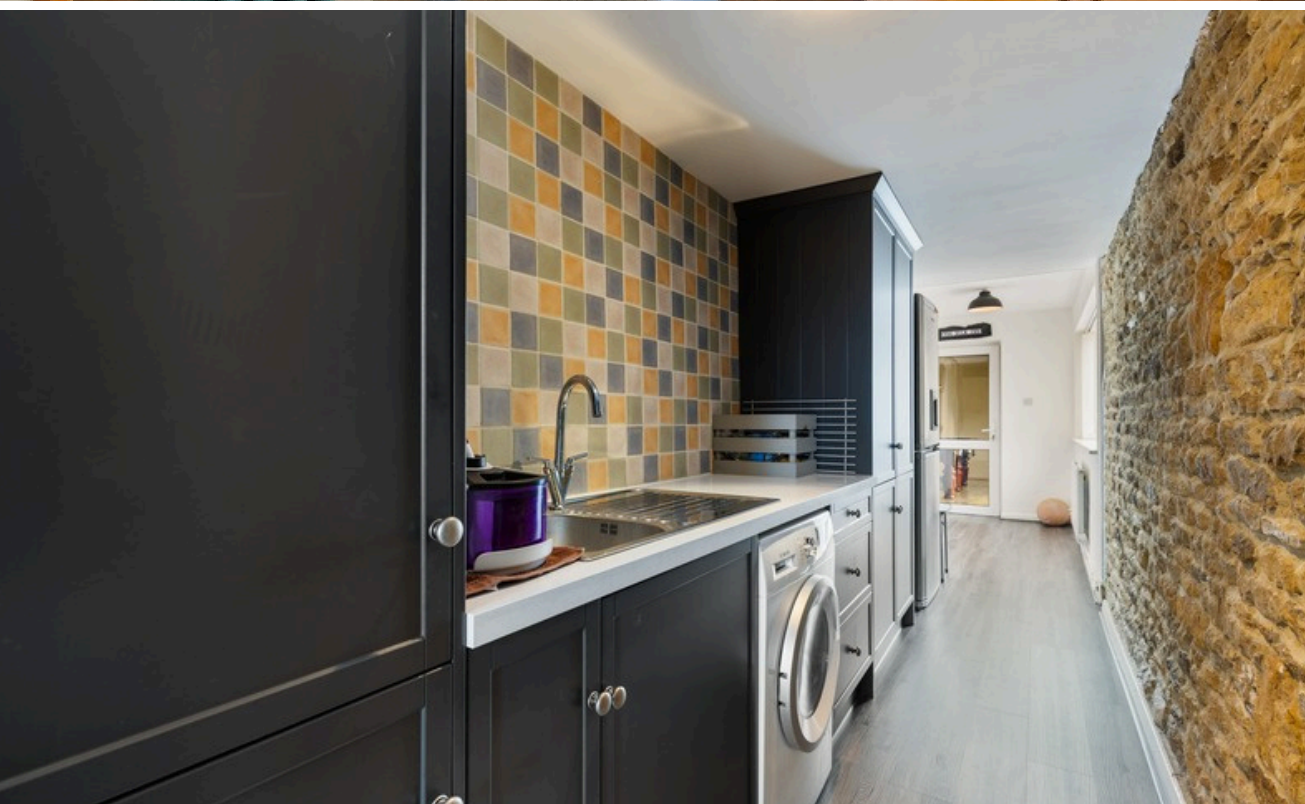
An inner hallway from the sitting room leads to three well-proportioned double bedrooms. The front bedroom enjoys an attractive outlook, while the two rear bedrooms overlook the garden, one benefiting from extensive fitted wardrobes. The ground-floor bedrooms are served by a stylish family bathroom with a bath, separate walk-in shower, vanity storage and contemporary tiling.

A guest cloakroom, accessed from the principal entrance hall, completes the ground-floor accommodation.



















First Floor

Two staircases provide access to the first-floor accommodation, giving the upper rooms a particularly useful degree of independence. From the bedroom wing, stairs rise to the generous principal suite, an appealing retreat beneath a softly vaulted ceiling. Rooflights and a side window fill the room with daylight, while built-in eaves cupboards provide extensive storage. The adjoining ensuite is fitted with a shower, WC and wash basin.

A separate staircase from the dining room leads to a spacious study or fifth bedroom, where exposed stonework, timber beams and a rooflight lend warmth and character. A dedicated storeroom and extensive loft space provide valuable additional storage, while the room's separation from the principal suite makes it ideal for quiet home working, hobbies or guests.

Harmar, Kings Sutton, Banbury, Oxfordshire









Outside

Harmary is approached via a generous driveway providing off-road parking for several vehicles and access to the tandem double garage. A low stone wall, neatly planted beds and established shrubs complement the property's attractive stone elevations, while its elevated position captures open views across the countryside beyond the village.

The tandem garage extends to approximately 35 ft and includes an electric roller door, power, lighting and ample room for vehicles, workshop space and storage.

To the rear, the private walled courtyard has been thoughtfully arranged for low-maintenance outdoor living. Broad stone-paved terraces offer generous space for dining and seating, centred around a circular area of artificial lawn and framed by raised stone borders, mature shrubs and small trees. French doors from both the sitting room and studio allow the garden to become a natural extension of the interior, creating a sheltered and secluded setting for relaxed outdoor entertaining.

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Location

King's Sutton is one of southern Northamptonshire's most appealing and well-connected villages, occupying an attractive position in the Cherwell Valley close to the Oxfordshire border and approximately four miles from Banbury. Its historic centre is characterised by attractive stone houses and the landmark spire of the parish church, while everyday amenities include a village store and post office, pre-school, primary academy and two public houses. A thriving network of clubs and community organisations contributes to village life, with cricket and tennis facilities nearby and footpaths leading into the surrounding countryside.

Banbury provides a broader range of shopping, leisure and cultural amenities, while Brackley, Bicester and Oxford are also readily accessible. King's Sutton is one of only two Northamptonshire villages with its own railway station, offering direct services to Banbury, Oxford and London Marylebone, together with connections to Birmingham and beyond. Junctions 10 and 11 of the M40 are both within easy reach, providing excellent road links to Oxford, the Midlands and London.

Schooling is well provided for, with King's Sutton Primary Academy in the village and Chenderit School at nearby Middleton Cheney among the area's state secondary options. The wider region also offers a strong selection of independent schools, including Winchester House in Brackley, Tudor Hall near Banbury, Bloxham School and Stowe School. School admissions and catchment arrangements should be verified independently.





Extra Information

- Tenure – Freehold
- Council Tax Band – F
- Local Authority – West Northamptonshire Council
- EPC Rating – C
- Property Construction – Traditional stone construction
- Electricity Supply – Mains
- Water Supply – Mains
- Drainage & Sewerage – Mains
- Heating – Mains gas-fired central heating
- Broadband – Ultrafast broadband is reported as available in the area; buyers are advised to check availability with their chosen provider.
- Mobile Signal/Coverage – 4G and limited 5G coverage is reported in the area; buyers are advised to check with their chosen provider.
- Parking – Driveway parking for several vehicles and a tandem double garage

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

Viewing Arrangements

Strictly via the vendors sole agents By Design on 07881 272198

Website

For more information visit www.bydesignhomes.com



Gross internal area (approx):
 Ground Floor = 182.63 sq m / 1,966 sq ft
 First Floor = 55.90 sq m / 602 sq ft
 Garage = 30.87 sq m / 332 sq ft
 Total = 269.40 sq m / 2,900 sq ft



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National audience
local knowledge