



2 Rose Cottage, Sutton

2 Rose Cottage, Sutton Lane

Sutton OX29 5RY

Enjoying a rural spot in the desirable village of Sutton, this beautiful home offers spacious accommodation alongside delightful, well-stocked gardens. Countryside walks surround this wonderful lane yet a short drive will take you to the thriving town of Witney or bustling village of Eynsham with its easy access to Oxford. Filled with natural light the accommodation comprises a good size sitting room with multi fuel burner in dressed stone surround, dining room and well-appointed kitchen with built-in oven, ceramic hob, extractor over and breakfast bar for light dining. A light and airy entrance, cloakroom, and utility room complete the extensive ground floor picture.

To the first floor there are three double bedrooms plus contemporary fitted ensuite and family bathroom.

The front provides several off-road, private parking spaces with the additional benefit of a single garage. The pretty front garden affords a high degree of privacy and is stocked with a host of flowers, shrubs and mature trees. The garden sweeps around to the rear garden which again offers seclusion and privacy, a wonderful area ideal for alfresco dining/entertaining.

Guide Price: £575,000

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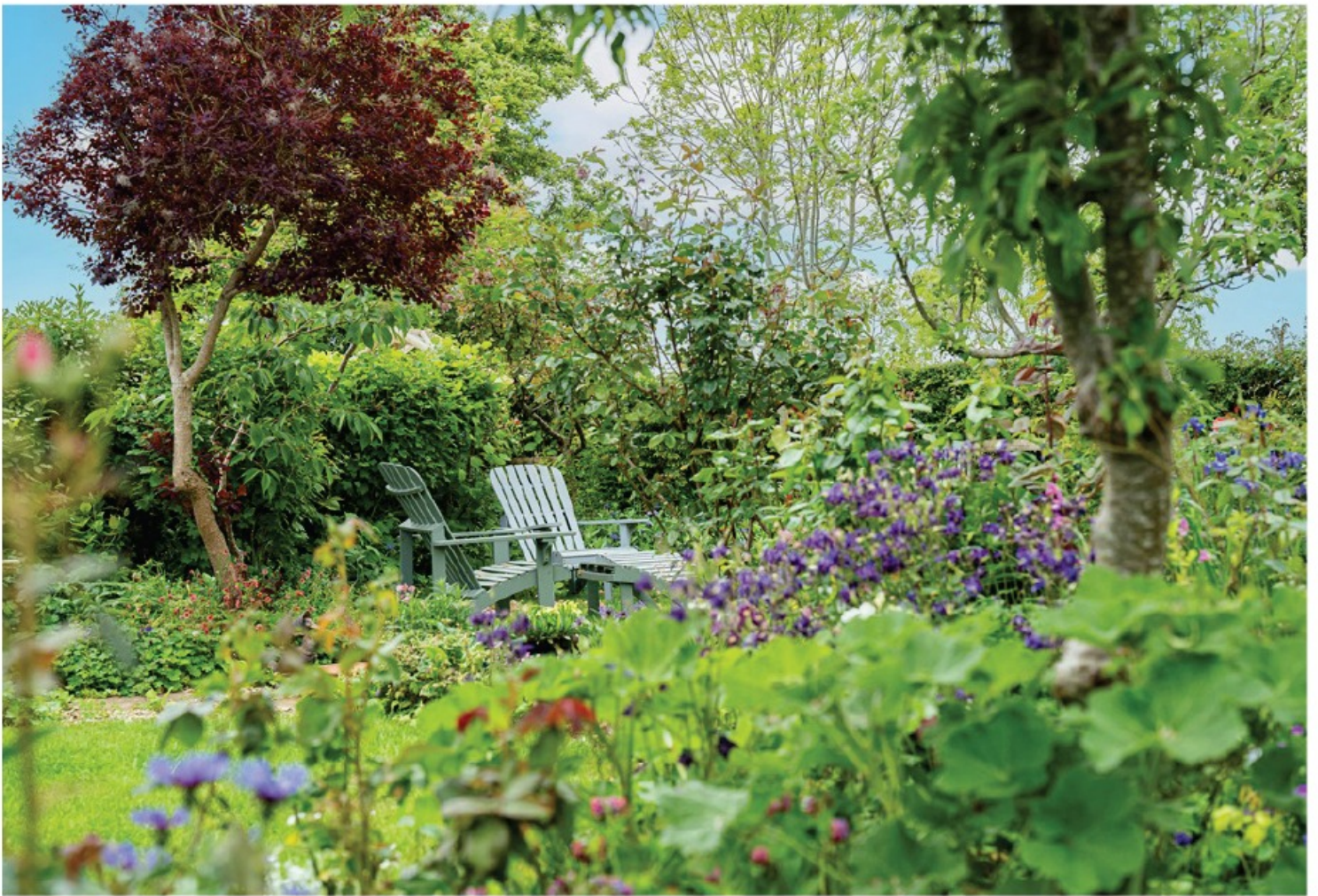
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Well-tended







Council Tax:
Band E

Parking
Private parking & garage

Local Authority
West Oxfordshire
District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	

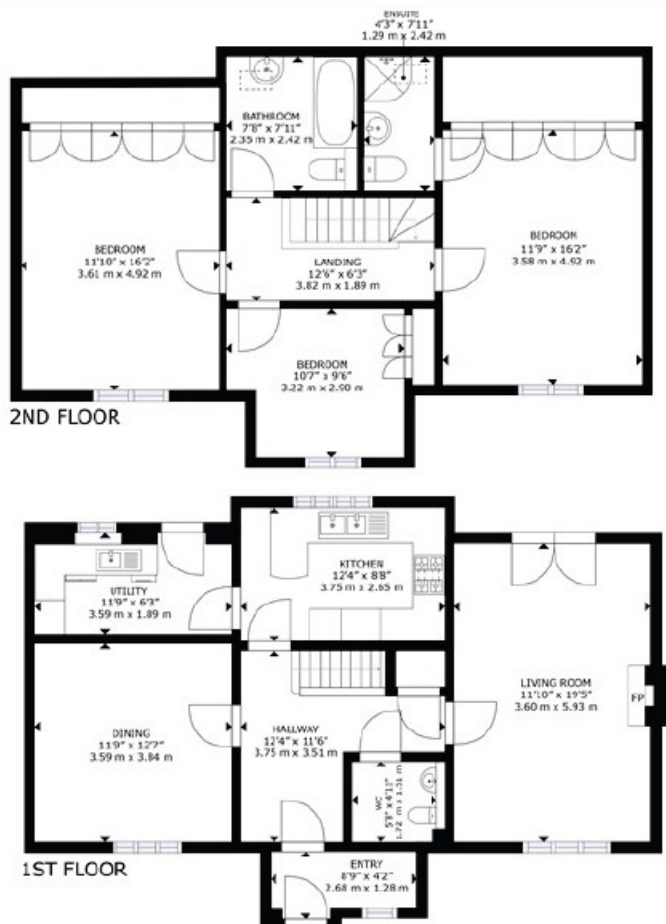
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“Agent's comment”

This delightful hamlet surrounded by open countryside offers an idyllic place to enjoy rural living. Nearby Stanton Harcourt has a range of facilities including a popular gastro pub, The Harcourt Arms.

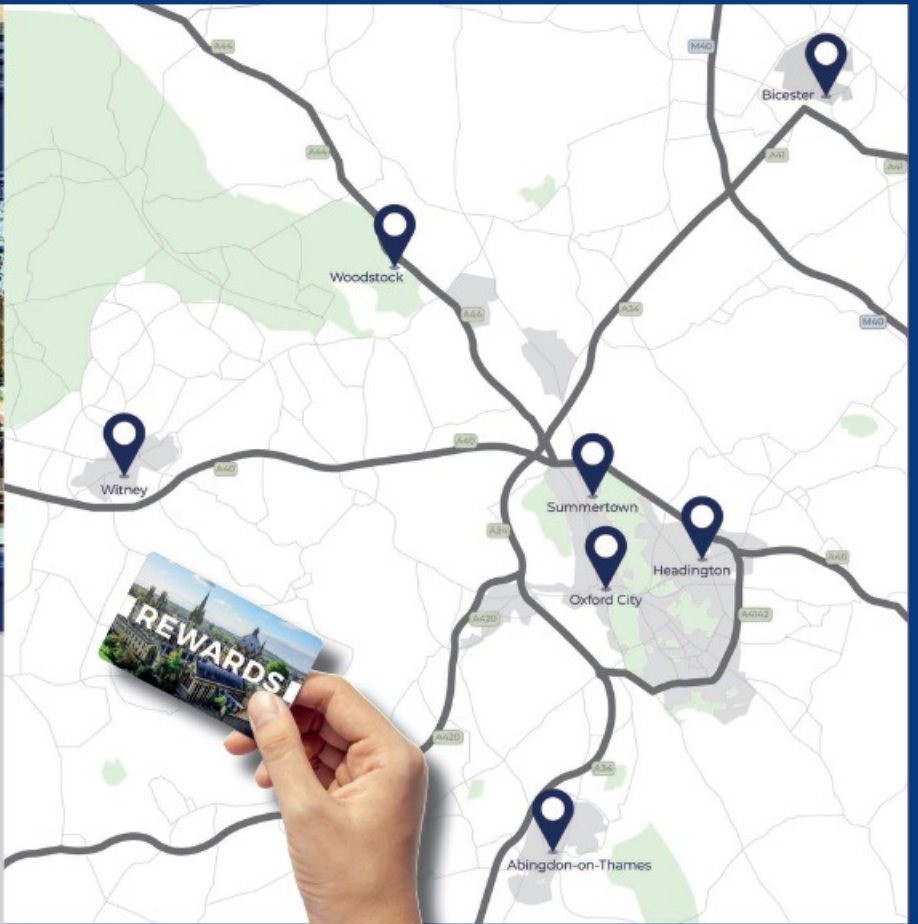
No. 2 offers light filled living space across two floors and is presented in excellent order throughout. The fabulous gardens enhance the indoor space and offer a sunny spot for relaxing with friends and family.

Properties of this nature are seldom seen for sale in Sutton and an appointment to view is highly recommended.



GROSS INTERNAL AREA
 1ST FLOOR: 723 sq. ft., 67 m², 2ND FLOOR: 647 sq. ft., 60 m²
 TOTAL: 1,370 sq. ft., 127 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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