



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

31 Church Street, Sutton Courtenay, OX14 4NJ



SUTTON COURtenay

Sutton Courtenay is a picturesque Thames-side village in the Vale of White Horse, Oxfordshire, known for its period cottages, charming pubs, and strong community feel.

Surrounded by beautiful countryside, it offers easy access to Abingdon, Didcot Parkway Station, and Oxford, making it ideal for those seeking a peaceful village lifestyle within easy reach of transport links and amenities.

Bedrooms 2 | Bathrooms 1 | Receptions 1 | EPC D

SERVICES: Mains gas, mains water and mains drainage.
Vale of White Horse – Council Tax Band D



31 CHURCH STREET

Offered with no onward chain, this attractive two bedroom period cottage is set back from the road in the heart of the highly sought after village of Sutton Courtenay. The property features a pretty cottage garden and allocated driveway parking.

The accommodation includes an entrance hall leading through to the cosy sitting room with a feature inglenook fireplace, exposed beam and staircase rising to the first floor. To the rear of the cottage, overlooking the garden, is the kitchen with tiled flooring and a door providing access to the terrace and the ground floor guest cloakroom.

Upstairs, there are two charming double bedrooms and a bathroom fitted with a shower over the bath.

Outside, the delightful rear garden is partly enclosed by stone walling, with well stocked borders and a patio area. The property also benefits from allocated driveway parking to the front of the cottage.

31 Church Street is a fantastic opportunity to buy a pretty and perfectly formed cottage in an exceptionally desirable village setting.



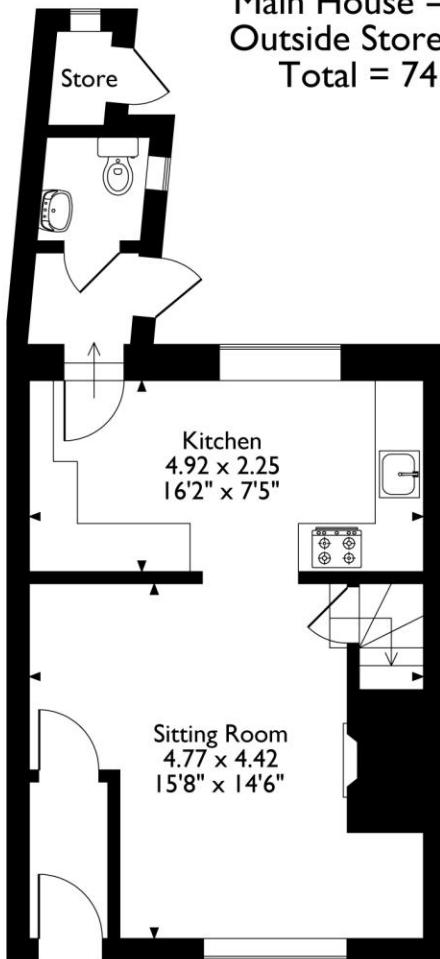
31, Church Street, Sutton Courtenay, Abingdon, Oxfordshire

Approximate Gross Internal Area

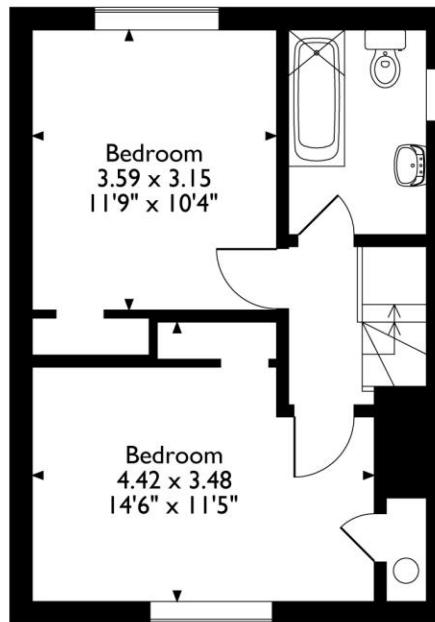
Main House = 73 Sq M/786 Sq Ft

Outside Store = 1 Sq M/11 Sq Ft

Total = 74 Sq M/797 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

Morgan & Associates

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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