



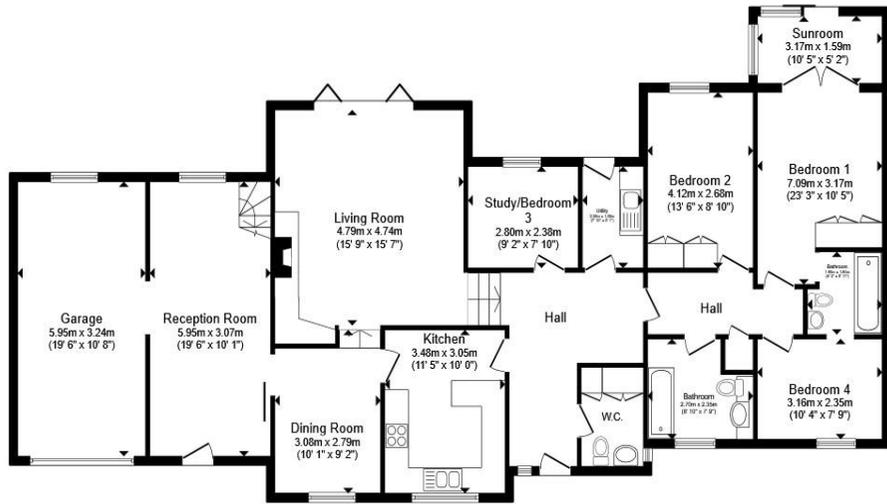
High Street, Sutton Courtenay, ABINGDON, OX14 4AT

welcome to

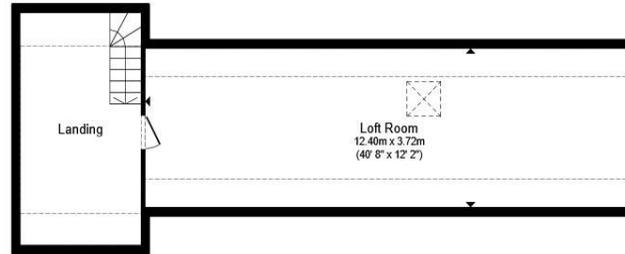
High Street, Sutton Courtenay ABINGDON

A rarely available individual detached home with well-proportioned accommodation, located in this most sought after and well-connected Oxfordshire village of Sutton Courtenay. This welcoming home opens with a spacious hallway with elegant parquet flooring leading to a stylish split-level living room with a feature fireplace and bi-fold doors to the mature rear garden. At the front, a modern kitchen and separate dining room enjoy views towards the village High Street. The hallway also connects to a modern utility room, a cloakroom, and a versatile fourth bedroom. A corridor leads to the main bedroom suite, complete with a contemporary en-suite bath and Grohe shower and access to a peaceful garden summer room. Bedroom three adjoins the suite or can be accessed separately, offering flexibility as a bedroom or dressing room. There are two further generous bedrooms and a modern family bathroom with an ample walk-in shower. We are informed by our clients that they have complemented the property with full electrical upgrades and a modern boiler system.





Ground Floor



First Floor

Total floor area 235.2 m² (2,532 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

High Street, Sutton Courtenay ABINGDON

- 4 Bedroom Detached Home
- Highly desirable cul-de-sac location
- Utility Room
- Converted Double Garage
- Enclosed Rear Garden
- Driveway Parking
- The owners have approved planning to convert the kitchen and dining room into a kitchen dining room

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£850,000

Outside, the property offers an ample driveway with parking and a double garage, half converted into a multi-use room with loft stairs. We are also informed by our client that they have recently installed windows and doors to enhance the comfort and style. The enclosed, mature rear garden provides a tranquil backdrop to this charming home.



view this property online allenandharris.co.uk/Property/ABI108532

Please note the marker reflects the postcode not the actual property



Property Ref:
ABI108532 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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