



High Street, Sutton Courtenay, Abingdon, OX14 4AW

welcome to

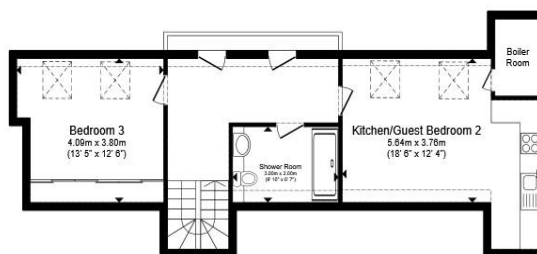
High Street, Sutton Courtenay Abingdon

Allen & Harris are proud to present this four-bedroom detached property located in the popular village of Sutton Courtenay offering flexible family accommodation over two floors with generous parking and grounds. The property is approached via a spacious entrance hall giving access to the sitting room, downstairs shower room, kitchen dining room, two bedrooms & a downstairs cloakroom. The sitting room is impressive and measures in excess of 23ft in length and overlooks the front aspect. The ground floor modern shower room is a useful addition. Leading on is a very generous L-shaped kitchen dining room that measures in excess of 29ft which also incorporates a rear extension with a variety of glass roof lights and windows and Bi-Fold rear doors opening to the rear aspect, flooding this space with light.

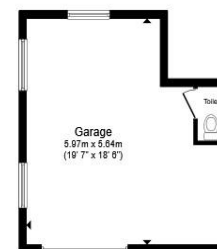




Ground Floor



First Floor



Garage

AGENTS NOTE: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 216.2 m² (2,327 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

- Four Bedroom Detached
- Situated In The Village Of Sutton Courtney
- Modern Contemporary 29ft Open Plan Kitchen Dining Room
- Ground Floor Shower Room Aswell As First Floor Bathroom
- Beautifully Presented Landscaped Gardens
- Garage With Off Street Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£750,000

There are two bedrooms to the ground floor both of which are generous with built in wardrobes.

To the first floor are two further bedrooms both very generous in size and a modern family bathroom.

To the rear is gated off street parking and a garage which measures in excess of 18ft in length providing further parking or storage, to the front is a very well presented and established garden with patio seating area perfect for entertaining along with a selection of flower and shrub borders with a path leading down to the High Street.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108437



Property Ref:
ABI108437 - 0002

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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