



58 High Street, Sutton Courtenay OX14 4AS



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A charming cottage tucked away in a quiet location in the heart of this popular village. The spacious accommodation comprises a welcoming 23'3 reception room leading to an inner hall with two further reception rooms, kitchen, utility and bathroom. On the first floor are four double bedrooms and a shower room. The courtyard garden faces southwest offering a great deal of privacy. To the front there is a walled garden and large driveway leading to an integral garage.

Sutton Courtenay is ranked as one of the most commutable and idyllic villages in the UK boasting a post office, two shops and three public houses on the village green. Abingdon and Didcot are just 3 miles away with direct trains to London Paddington in 45 minutes.



Tenure - Freehold

The property has gas central heating to radiators and double glazing throughout.

Accommodation

Front door to reception room: 12'1 x 23'3 Double aspect with sliding doors to garden, radiator.

Inner lobby: Radiator, under stair storage cupboard, stairs to landing.

Living room: 12'5 x 12'11 Sliding doors to garden fireplace with marble tiled hearth and brick recess, radiator, large storage cupboard.

Dining room: 10'11 x 11'11 Window to front, radiator.

Open to:

Kitchen: 6'3 x 10'0 Window to front, shaker style range of storage units with worktop, Neff single oven with induction hob and extractor hood above, stainless steel sink unit, space for washing machine and fridge/freezer.

Bathroom: Bathroom: white three-piece suite including bath with shower above recessed wall shelves, radiator.





Stairs to landing: loft access.

Bedroom 1: 11'10 x 19'5 Two large Velux windows, two eaves storage cupboards, radiator, ceiling timbers.

Bedroom 2: 11'11 x 11'1 Window to front, radiator.

Bedroom 3: 10'5 x 13'1 Window to rear, fitted shelving, radiator.

Bedroom 4: 6'11 x 11' 11 Window to rear, radiator.

Bathroom: window to front white three-piece suite including large walk-in shower WC and hand wash basin, airing cupboard housing boiler, fitted storage cupboard, recessed wall shelving, radiator, Wood style floor.

Outside

Rear garden: A paved terrace leads to a central footpath flanked with lawn and planted borders, storage shed, timber fence and wall boundary.

Front Garden: Gravel driveway with parking for 2/3 cars leading to the garage, brick steps and covered porch to front door. Ivy covered arch leading to raised lawn and gravel path flanked with deep filled borders and wall boundary (neighbouring property has right of way).

Integral Garage: 7 '7 x 14'1 Up and over door with window to side, light and power.

Utility: 7'7 x 9'10 Wall storage units, worktop with stainless steel sink and appliance space under.



Directions

Head north on St Martin's Street and left onto High Street and into Station Road and Wantage Road. At Slade End roundabout go straight over onto A4130 and right onto Sires Hill. Follow the road to the end onto B4016 and left onto High Street. Continue for 0.2 miles where the property is on the left hand side behind no 56.

"DoubleClick Insert Plan"

"DoubleClick Insert Picture"

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

