



Courtenay Close, Sutton Courtenay, OX14 4AU

Guide Price £950,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

A distinctive detached family residence, its prominent and handsome faux-Georgian appearance enhanced by a trio of square-paned, double-glazed bow windows and a pillared portico. The light and airy accommodation is generously proportioned throughout and arranged to provide a high degree of versatility over both ground and first floors. The welcoming entrance hall conveys an immediate sense of proportion, with a 25' 8" double-aspect living room, and a 20' 3" x 16' 1" kitchen/dining room. Family room, separate snug and study, in addition to a sizeable separate utility.

On the first floor, in addition to a 12' 8" x 9' 11" multi-purpose interconnecting room, there are four primary double bedrooms, including an impressive master bedroom with walk-in dressing room and en-suite bathroom. There is also a generous family bathroom with bath, double-width shower, wash basin, and W.C.

The well-established gardens form an attractive feature of the property. The manicured lawns and well-planted flower/shrub beds are partly bordered to the front by a white picket fence, with a further expanse of lawn on the opposite side of the no-through road. The rear gardens provide an extensive patio and a well-tended green screen, affording a high degree of privacy. There is ample off-road parking to the front and side of the property.

An internal inspection will enable the property's many fine attributes to be fully appreciated.







## Key Features

- Elegant exterior with bow windows and a pillared portico
- Double-aspect lounge offering abundant natural light.
- Open-plan space ideal for family living and entertaining.
- Includes family room, snug, study, and utility.
- Generously sized, ideal for family or guests.
- Features walk-in dressing room and en-suite bathroom.
- Spacious driveway to the front and side.
- EPC Rating: D
- Council Tax Band: G





## The Location

Courtenay Close is a tranquil no through road, comprising a compelling range of distinctive homes of similar stature. Accessed off the High Street, which itself conveys an extremely attractive street scene, with many prominent historic and architecturally interesting homes, combining to create a lovely visual sense of well-being, and contributing to Sutton Courtenay being fully deserving of being considered one of South Oxfordshire's most sought-after villages within which to reside. Providing a range of amenities catering more than adequately for its local and neighbouring community, including three gastro pub/restaurants.

Abingdon on Thames is a thriving mediaeval Thameside marketing town, within 3 miles, and provides more comprehensive shopping, school and recreational amenities.

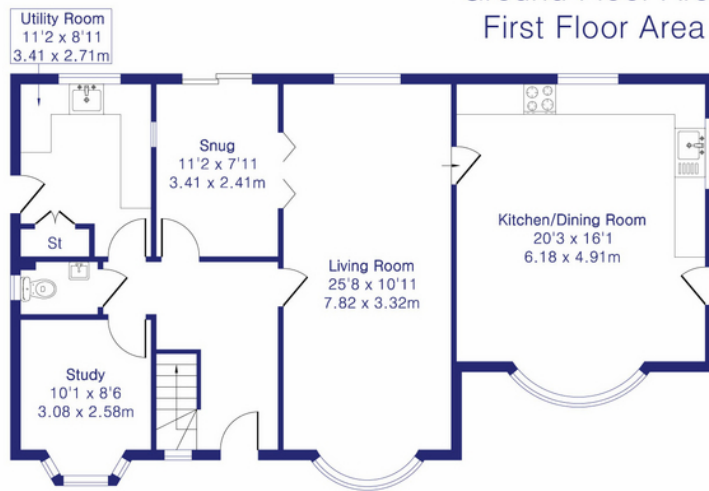
For commuters, Didcot Parkway is within 4 miles, providing a regular mainline connection to London Paddington in as little as 36 minutes.



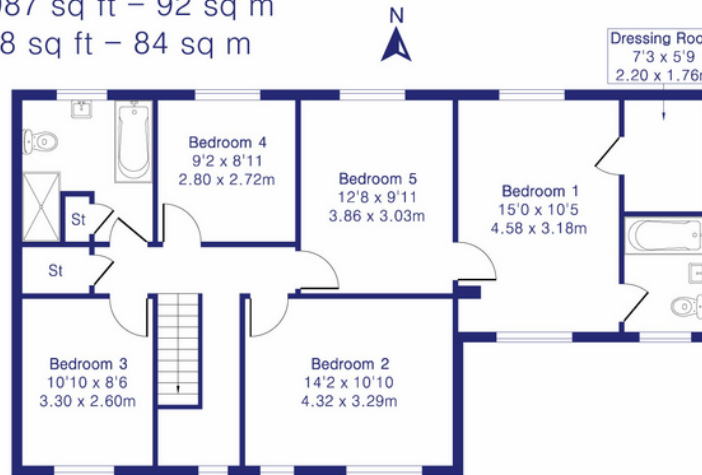
## Approximate Gross Internal Area 1895 sq ft - 176 sq m

Ground Floor Area 987 sq ft – 92 sq m

First Floor Area 908 sq ft – 84 sq m



Ground Floor



First Floor

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### Abingdon Office

51 Stert Street, Abingdon  
Oxfordshire, OX14 3JF

T 01235 538000

E [abingdon@thomasmerrifield.co.uk](mailto:abingdon@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)



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