



24 High Street, Sutton Courtenay, OX14 4AP

Guide Price £325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Available with no onward chain is this Grade II listed 17th-century terraced cottage, located in the charming village of Sutton Courtenay and within walking distance of public transport links, the post office, and the village's popular boutique pubs. A few steps up from the boundary wall brings you to the front door. On the ground floor, you'll find a spacious lounge and an additional reception room, which has previously been used as a bedroom. The kitchen sits at the rear of the property, alongside the family bathroom and a dining/breakfast room. Beyond the kitchen is a lean-to/conservatory that opens out to a generously sized west-facing garden, featuring both lawn and patio areas. Upstairs, there is a large main bedroom with access to an interlinked room. This space has served various purposes in the past—including a bedroom, study, and walk-in wardrobe. Due to restricted access, we are unable to market it as a formal bedroom. Rich in character and unique features, this property offers a wonderful opportunity to own a charming piece of South Oxfordshire's history.

Material Information to note:

- Utilities: Mains electricity/water/drainage are connected.
- Heating: Electric heating.
- Parking: No allocated parking available.
- Broadband Coverage: Ultrafast broadband speed is available along with coverage from O2, Three, Vodafone & EE.
- Right of Ways/Easements: Right of way over the neighbours land for access.
- Restrictions & Covenants: Title not registered.

Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards & corrugated roofing, pipework & lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Charming Grade II listed 17th-century cottage with period character throughout.
- No onward chain, allowing for a smooth and swift purchase.
- Located in the heart of Sutton Courtenay, a highly sought-after Oxfordshire village.
- Walking distance to amenities, including public transport, the post office, and popular village pubs.
- Large west-facing rear garden, with both lawn and patio areas for outdoor enjoyment.
- Generous main bedroom with connection to an extra multipurpose room.
- EPC Rating: E Council Tax Band: E

The Location

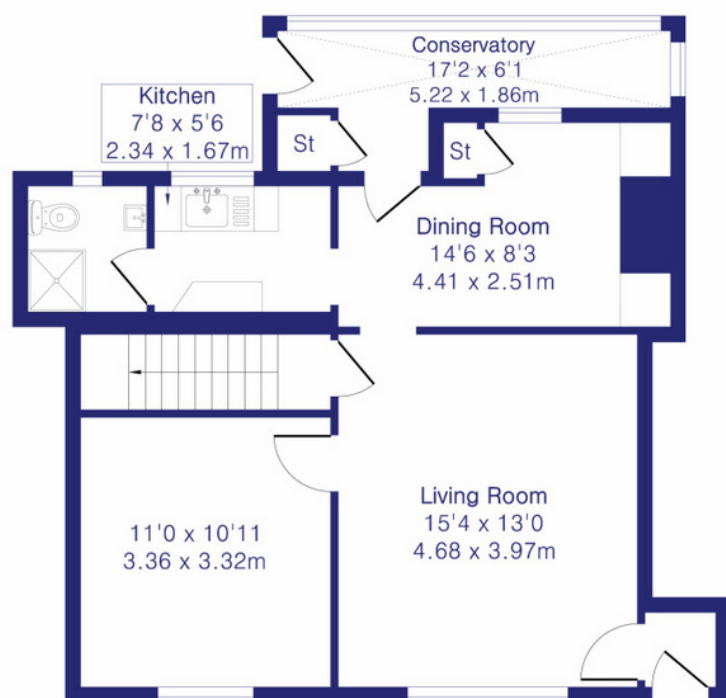
Sutton Courtenay is a highly regarded Thameside village highly praised for its many historic and architecturally interesting homes interspersed with open greens contributing to its very aesthetically pleasing street scenes; the High Street being one off which the property is located. The village offers a number of facilities catering very adequately for its close-knit community. Abingdon-on Thames is within 5 miles offering comprehensive shopping schooling and recreational amenities. There is quick and easy access to the nearby A34 connecting northbound to Oxford and the M40 southbound to the M4. For commuters Didcot Parkway is within 4 miles and provides a regular mainline connection to London Paddington in approx. 45 minutes.



Approximate Gross Internal Area 1072 sq ft - 100 sq m

Ground Floor Area 677 sq ft – 63 sq m

First Floor Area 395 sq ft – 37 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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