



The Green, Sutton Courtenay, OX14 4AE
£400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A quintessential cottage on the village green within this most sought after Thames side village.

A most charming and superbly presented cottage, wonderfully positioned overlooking the village green. With characterful accommodation comprising of a dining room, through to the fitted country kitchen with wood block work surfaces and ceramic sink. The modern family bathroom has a white suite. The heart of the home is undoubtedly the living/dining room at the back of the house over looking the garden. A versatile, light space with an attractive open fire place as the focal point. To the first floor are two bedrooms, both with built in storage.

Externally the property benefits from mature, front and rear gardens. The rear garden offers excellent degrees of privacy.

Material information: Freehold, all mains services, gas radiator central heating, mains drains, water, electricity and gas. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability Vodafone & O2 The government portal generally highlights this as a very low risk of flooding. Please note there are areas of restricted head height on the first floor.





Key Features

- Charming beautifully presented cottage
- Two reception rooms
- Two bedrooms
- Cellar
- Mature gardens
- No onward chain



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.

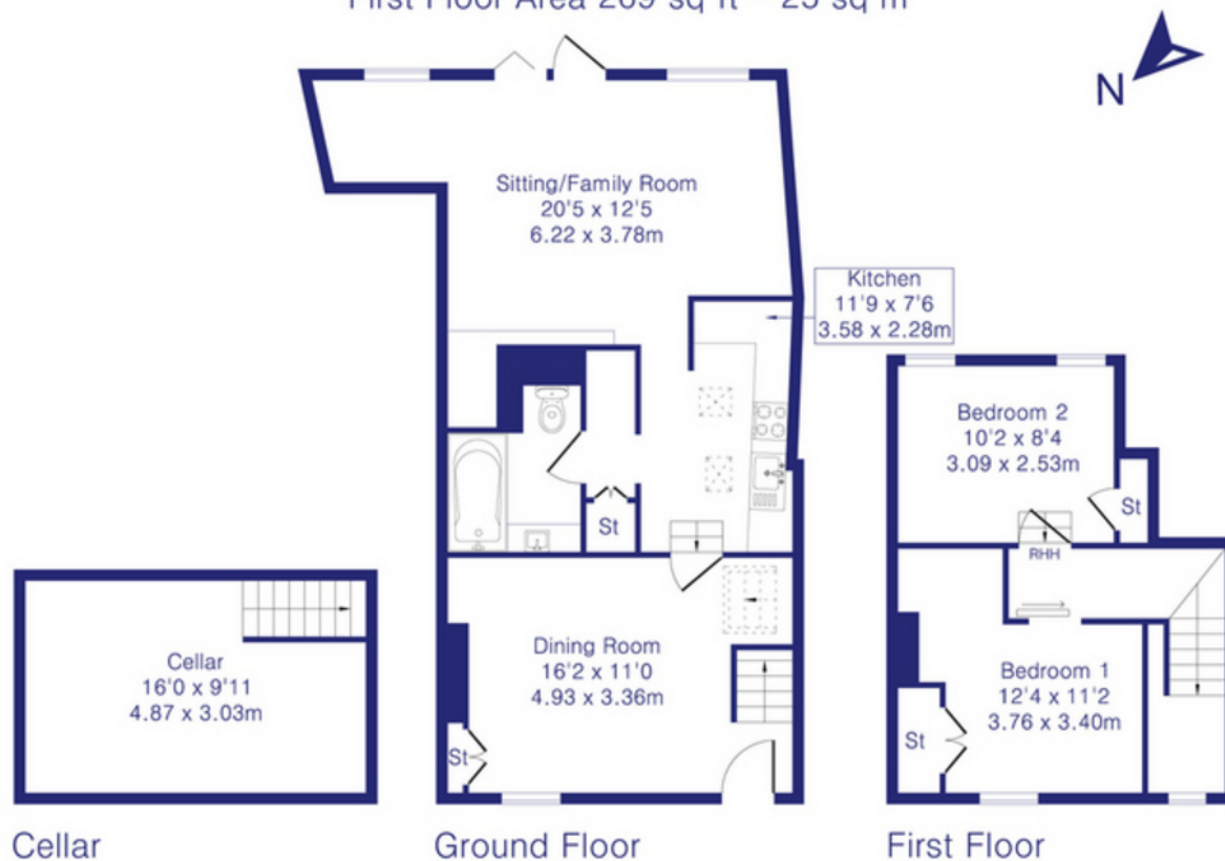


Approximate Gross Internal Area 991 sq ft – 92 sq m

Cellar Area 159 sq ft – 15 sq m

Ground Floor Area 563 sq ft – 52 sq m

First Floor Area 269 sq ft – 25 sq m



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