



Tullis Close, Sutton Courtenay, OX14 4BD

Offers Over £900,000 Freehold

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The Property

'The Granary', set at the bottom of a private gated driveway is a secluded and detached family home, one of just five houses executively built by Cranborne Homes in 2007, as a part of the existing Old Mill.

Positioned at the bottom of this ample driveway, this four-bedroom detached home boasts over 2000 square foot of accommodation arranged over two floors. Consisting of spacious and flexible reception space with the addition of a large conservatory to the rear of the property leading on to the rear garden. The ground floors accommodation comprises of a large back to front family lounge with multi fuel fire place, W/C, utility room, kitchen/breakfast room, which in turn leads on to a dining room. On the first floor there are four bedrooms, with two of these being accompanied by en-suite shower rooms and a further family bathroom off the main landing.

The peaceful westerly facing garden backs on to open paddocks and has a meandering stream that flows in the middle of the garden adding to the idyllic atmosphere. The lawned garden is divided due to the stream, with the rear half accessed via a shared timber bridge, which also allows access to an insulated timber outhouse with fully fitted wood burner.

To the front of the property is an ample gravelled driveway with parking available for multiple vehicles and a double garage with full power & light.





Key Features

- Small development of just five homes built in 2007
- Two bedrooms en-suite, plus family bathroom
- Underfloor heating to ground floor
- Multi fuel fireplace in the main lounge
- EV car charging point on front of the double garage
- Fully insulated raised timber outbuilding with wood burner



The Location

Sutton Courtenay is a much-favoured village highly praised for its many historic and architecturally interesting homes interspersed with open greens contributing to its very aesthetically pleasing street scenes. The village offers a number of facilities catering for its close-knit community in addition to two noteworthy gastro pubs. Abingdon-On-Thames is within 5 miles offering comprehensive schooling and recreational amenities. There is quick and easy access to the nearby A34 connecting north bound to Oxford and the M40 southbound to the M4.

The property is of a brick and tile construction. This property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property (checker.ofcom.org.uk) Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers, with the possible exception of Three network (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low flood risk. Information relating to Easements, Boundaries, Restrictions & Rights are awaited.



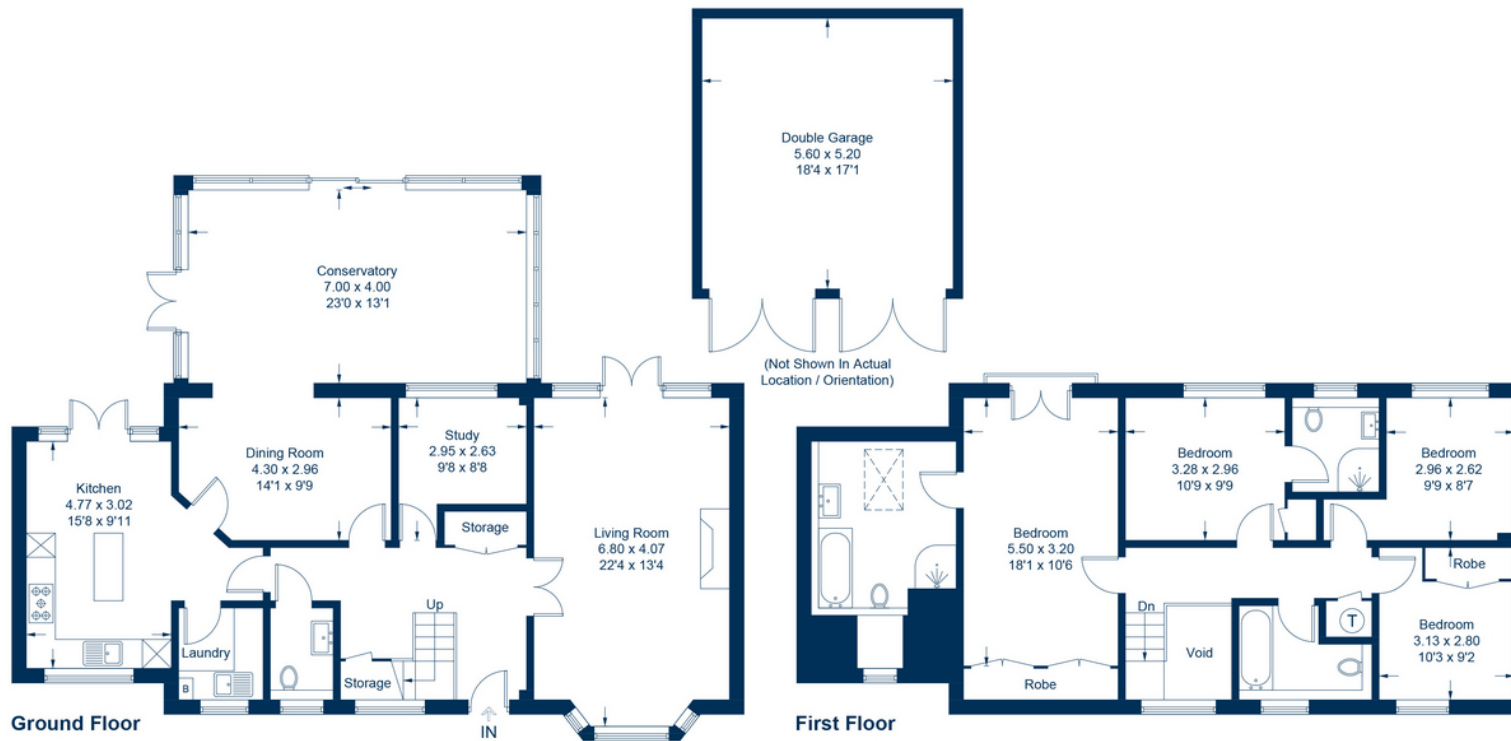
Approximate Gross Internal Area (Excluding Void)

Ground Floor = 118.3 sq m / 1,273 sq ft

First Floor = 83.1 sq m / 894 sq ft

Double Garage = 29.1 sq m / 313 sq ft

Total = 230.5 sq m / 2,480 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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