



14 The Hawthorns, Sutton Courtenay, OX14 4GA

Offers Over £400,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A beautifully presented three-bedroom home situated within in this newer development in the pretty village of Sutton Courtenay.

This stylishly designed and impressive house comprises accommodation of entrance hall, family sitting room, cloakroom, open plan kitchen/dining room with peninsula worktop, as well as integrated appliances. Furthermore, to the ground floor accommodation is a utility room with plumbing for a washing machine, which is accessed via the kitchen.

On the first floor there is a modern family bathroom along with three spacious bedrooms, with the principle being accompanied by a stylish en-suite.

The garden has been landscaped and laid to a large patio area, accessed directly from the UPVC French door off of the kitchen/diner, with artificial lawn and wood bark lined borders.

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.





Key Features

- Coming to the market with No Onward Chain
- Built-in wardrobes and en-suite shower room to principle bedroom
- Two off-street parking spaces to the front of the property
- Approximate Site Management Fee of £277.00 per annum
- Utility room with plumbing for washing machine
- Within short walking distance of the Thames Path, which leads to Abingdon

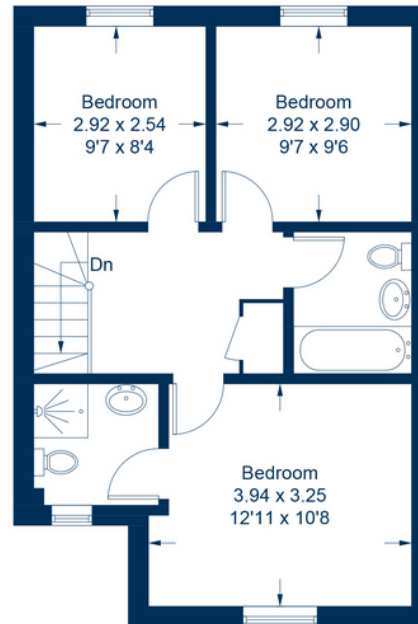
The Location

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.

Approximate Gross Internal Area
Ground Floor = 45.9 sq m / 494 sq ft
First Floor = 45.6 sq m / 491 sq ft
Total = 91.5 sq m / 985 sq ft



Ground Floor



First Floor

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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