



Tullis Close, Sutton Courtenay, OX14 4BD
£795,000 Freehold

THOMAS
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SALES LETTINGS





The Property

Situated within the picturesque village of Sutton Courtenay on this award winning 1960's cul-de-sac is this extended and renovated detached family home.

Having benefited from sympathetic renovations internally over the last decade and with the ground floor accommodation having been enlarged in more recent years via a single story rear extension, which offers a large reception room, as well as a partial garage conversion creating utility space and a home office overlooking the cul-de-sac green.

The ground floor accommodation offers flexible and versatile living space with an open-plan kitchen/dining room, a dual aspect front to back living room with fitted wood burner, cloakroom, utility and three further reception rooms. Furthermore, there is integral access to the remaining single garage, which is currently being utilised as a home gym.

The well proportioned first floor offers a four piece suite family bathroom and four bedrooms, with the principal bedroom being accompanied by an en-suite shower room.

Externally, there is off-street parking to the block paved driveway side-by-side for at least two vehicles, a brick & tiled lean-to storm porch and gated side access that leads to the rear garden. The rear garden is mainly laid to patio & lawn and boasts an array of mature shrubs and trees.

For full appreciation of the location and size, viewings are highly advised.





Key Features

- Open plan kitchen/dining room leading onto the rear garden
- Recently installed en-suite shower room (2025)
- Extended to the rear via a brick built garden room with roof lantern
- Located 3.2 miles from Didcot Parkway train station which offers mainline services to London Paddington, Reading and Oxford
- Within short walking distance to a selection of highly regarded restaurants/pubs including The Fish, The Swan and The George
- Ideal cul-de-sac location
- EPC Rating C
- Council Tax Band F



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 including 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 however the paddocks to the rear of the property are situated on a floodplain. Properties built or renovated pre-2000 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. We have not conducted our own surveys. Information relating to Easements, Boundaries, Restrictions & Rights are awaited.



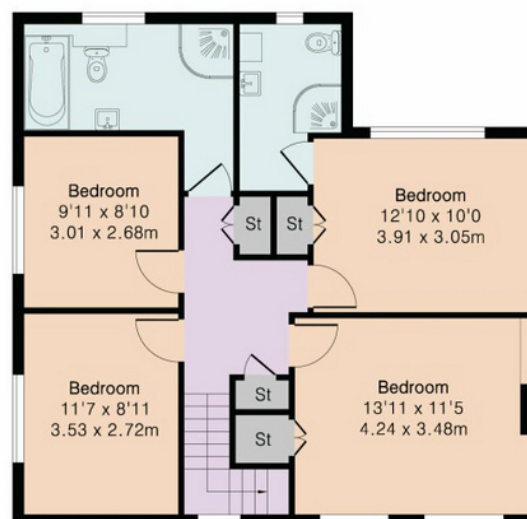
Approximate Gross Internal Area 2119 sq ft - 197 sq m (Including Garage)

Ground Floor Area 1360 sq ft – 126 sq m

First Floor Area 759 sq ft – 71 sq m



Ground Floor



First Floor

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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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