



## 2 Rose Cottage, Sutton

Guide Price **£550,000**



## 2 Rose Cottage

An attractive three-bedroom cottage located in the delightful village of Sutton. This home sits in a peaceful position off Sutton Lane and offers three spacious bedrooms, two reception rooms, single garage, ample off-road parking and a beautiful mature garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

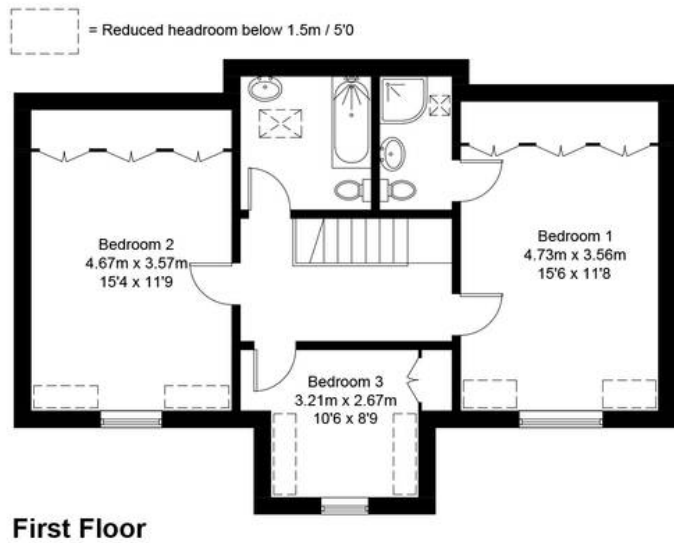
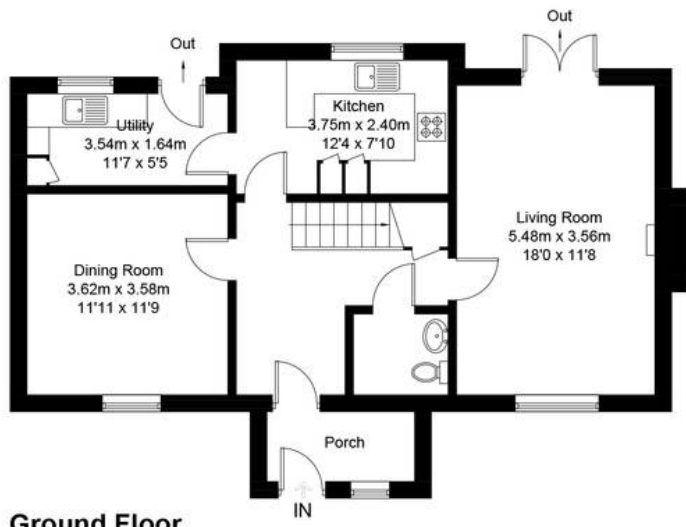
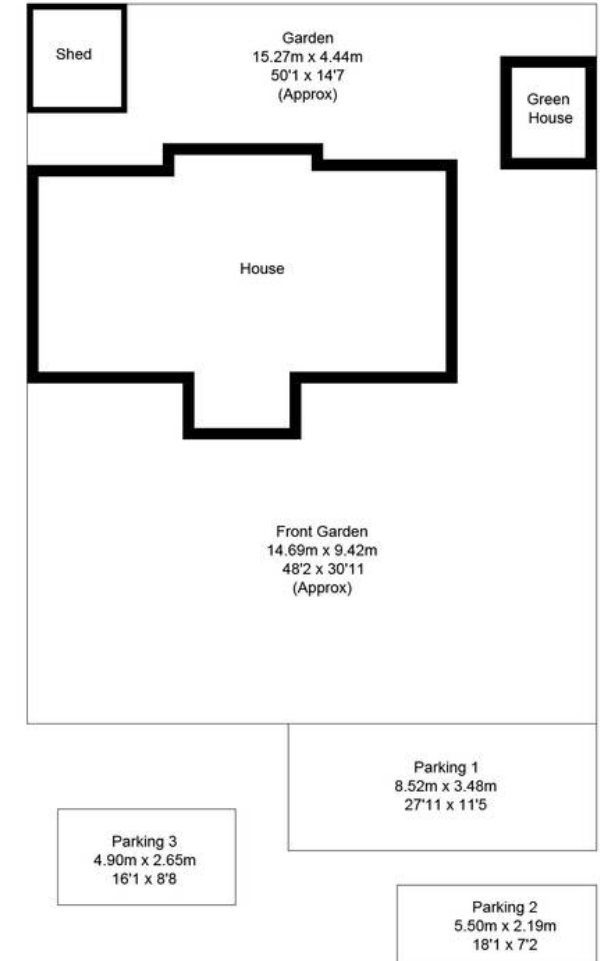
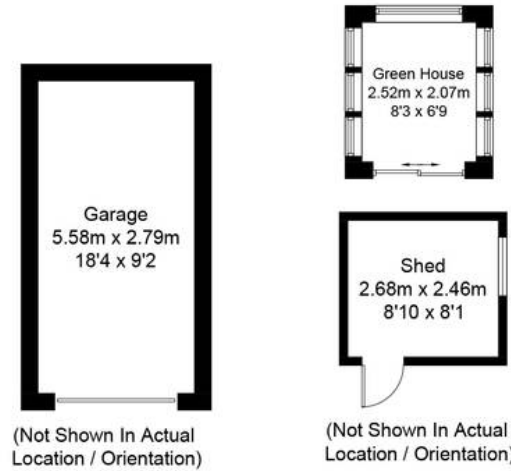
- A beautifully presented semi-detached cottage located in the popular village of Sutton.
- Stunning mature gardens with well-established flowers, trees and shrubs.
- Single garage plus off-street parking.
- Two reception rooms including a sitting room with stove and French doors leading to the peaceful rear garden.
- Semi-rural village with fabulous 'community feel.'
- A short drive to the wider array of amenities on offer in neighbouring Witney and Eynsham.





# Rose Cottage, OX29

Approximate Gross Internal Area = 136.2 sq m / 1466 sq ft  
 Garage = 15.9 sq m / 171 sq ft  
 Total = 152.1 sq m / 1637 sq ft  
 Shed = 6.6 sq m / 71 sq ft  
 Green House = 5.4 sq m / 58 sq ft  
 For identification only - Not to scale



**Ground Floor**

**First Floor**



## Simpsons Witney Branch

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