

for sale

£370,000 Freehold



Lady Place Sutton Courtenay Abingdon OX14 4FB

- Energy Rating: D
- Prestigious Development
- Three bedrooms
- Car Port Plus Two Allocated Spaces
- Enclosed Rear Garden



Property Details

Lady Place, Sutton Courtenay is a prestigious gated development built by Berkeley Homes in 2000. The property is immaculately presented inside and out with three bedrooms. Upon entering the property there is a downstairs cloakroom, stairs to the first floor, storage cupboard and doors leading to the kitchen and the living room. The living room is open plan to the dining room and has French doors leading to the enclosed rear garden. The kitchen is accessible from the entrance hall and dining room and also has French doors to the garden; it is fully equipped with integrated appliances, including a gas hob. The first floor landing has doors to the master bedroom with ensuite and fitted wardrobes, second bedroom with fitted wardrobes and bedroom three and the family bathroom. The property further benefits from a single car port and two further allocated spaces; and established resident's gardens approaching 3.5 acres complete with resident peacocks. There is a monthly payment of £89 that is paid in ground rent for the upkeep of the communal grounds.

Sutton Courtenay village has excellent local facilities including a village hall, primary school, local convenience stores and a post office,

restaurants and public houses. Abingdon, 5 miles away, is ideally located for its secondary schools. London is 45 minutes by train from Didcot Parkway and Oxford lies 10 miles to the north, with Abingdon three miles away

Agent Note

Currently, the Vendors' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

Ground Floor

Hall 7' 3" x 8' 8" (2.21m x 2.64m)

W.C 2' 11" x 5' 8" (0.89m x 1.73m)

Kitchen 12' 4" x 8' 9" (3.76m x 2.67m)

Sitting Room Area 16' 2" x 10' 11" (4.93m x 3.33m)

Dining Room Area 9' 8" x 9' 10" (2.95m x 3.00m)

First Floor

Landing 10' 2" x 11' 11" (3.10m x 3.63m)

Bathroom 6' 9" x 5' 8" (2.06m x 1.73m)

Bedroom 3 7' 1" x 7' 9" (2.16m x 2.36m)

Master Bedroom 10' 11" x 12' 1" (3.33m x 3.68m)

En Suite To Master Bedroom 6' 5" x 9' 10" (1.96m x 3.00m)

Bath



To view this property please contact Connells on

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11 High Street
ABINGDON OX14 5BB

Tenure: Freehold

EPC Rating: D

Property Ref: ABG304656 - 0019

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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